

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

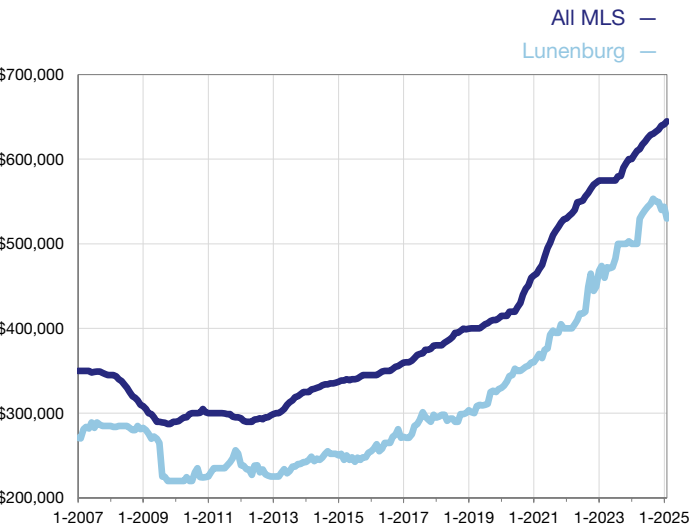
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	19	24	+ 26.3%
Closed Sales	5	10	+ 100.0%	7	17	+ 142.9%
Median Sales Price*	\$385,000	\$475,000	+ 23.4%	\$385,000	\$480,000	+ 24.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	81	+ 252.2%	27	66	+ 144.4%
Percent of Original List Price Received*	104.1%	98.3%	- 5.6%	102.7%	97.5%	- 5.1%
New Listings	10	10	0.0%	18	20	+ 11.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	2	--	0	3	--
Median Sales Price*	\$0	\$529,400	--	\$0	\$528,800	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.5	4.1	+ 173.3%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	0	33	--
Percent of Original List Price Received*	0.0%	101.3%	--	0.0%	101.0%	--
New Listings	1	1	0.0%	2	1	- 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

