

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

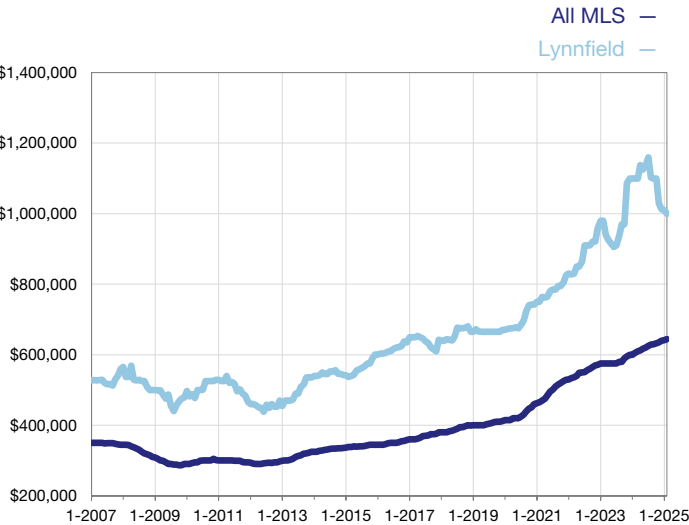
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	8	11	+ 37.5%
Closed Sales	5	2	- 60.0%	9	7	- 22.2%
Median Sales Price*	\$1,275,000	\$747,450	- 41.4%	\$1,428,000	\$962,500	- 32.6%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	79	34	- 57.0%	64	49	- 23.4%
Percent of Original List Price Received*	94.5%	101.1%	+ 7.0%	97.7%	96.0%	- 1.7%
New Listings	5	7	+ 40.0%	7	15	+ 114.3%

* 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	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Median Sales Price*	\$637,500	\$690,000	+ 8.2%	\$620,000	\$690,000	+ 11.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	5	- 76.2%	33	5	- 84.8%
Percent of Original List Price Received*	104.8%	104.6%	- 0.2%	100.5%	104.6%	+ 4.1%
New Listings	0	0	--	2	3	+ 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

