

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lunenburg

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	8	- 11.1%	124	116	- 6.5%
Closed Sales	10	12	+ 20.0%	121	116	- 4.1%
Median Sales Price*	\$415,950	<b>\$420,500</b>	+ 1.1%	\$540,000	<b>\$510,000</b>	- 5.6%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	<b>47</b>	- 2.1%	40	<b>45</b>	+ 12.5%
Percent of Original List Price Received*	98.6%	<b>94.2%</b>	- 4.5%	99.9%	<b>97.6%</b>	- 2.3%
New Listings	5	<b>3</b>	- 40.0%	144	<b>125</b>	- 13.2%

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

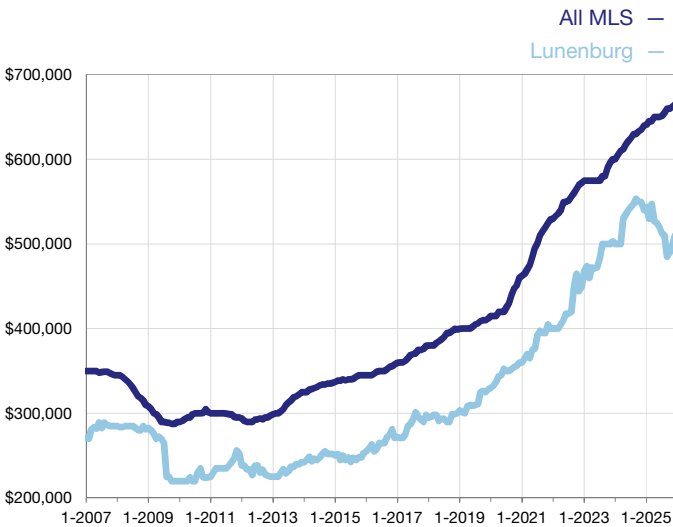
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	10	16	+ 60.0%
Closed Sales	0	0	--	9	18	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$525,000	<b>\$529,800</b>	+ 0.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	4.8	<b>1.1</b>	- 77.1%	--	--	--
Cumulative Days on Market Until Sale	0	<b>0</b>	--	36	<b>39</b>	+ 8.3%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	100.7%	<b>100.7%</b>	0.0%
New Listings	5	<b>1</b>	- 80.0%	21	<b>17</b>	- 19.0%

\* 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

