

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 13 | 8 | - 38.5% | 21 | 13 | - 38.1% |
| Closed Sales | 10 | 6 | - 40.0% | 17 | 10 | - 41.2% |
| Median Sales Price* | \$475,000 | \$522,450 | + 10.0% | \$480,000 | \$547,450 | + 14.1% |
| Inventory of Homes for Sale | 12 | 11 | - 8.3% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.2 | + 9.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 81 | 79 | - 2.5% | 66 | 70 | + 6.1% |
| Percent of Original List Price Received* | 98.3% | 100.6% | + 2.3% | 97.5% | 101.2% | + 3.8% |
| New Listings | 9 | 7 | - 22.2% | 19 | 17 | - 10.5% |

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

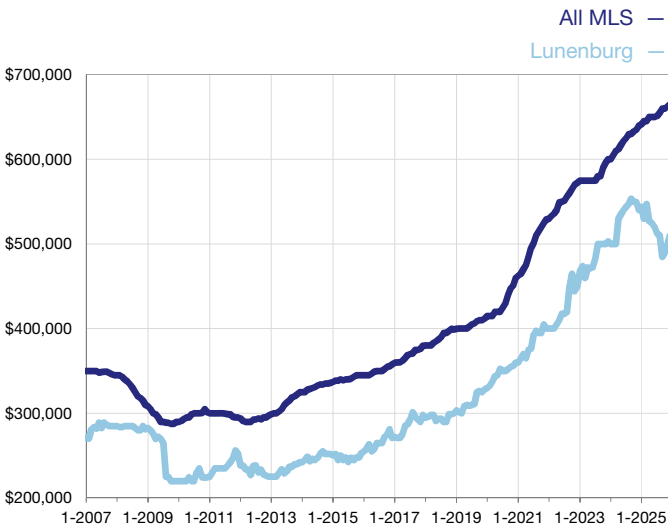
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------|----------|--------------|------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Closed Sales | 2 | 0 | - 100.0% | 3 | 0 | - 100.0% |
| Median Sales Price* | \$529,400 | \$0 | - 100.0% | \$528,800 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 5 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 0 | - 100.0% | 33 | 0 | - 100.0% |
| Percent of Original List Price Received* | 101.3% | 0.0% | - 100.0% | 101.0% | 0.0% | - 100.0% |
| New Listings | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |

* 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

