

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	9	7	- 22.2%
Closed Sales	2	4	+ 100.0%	7	8	+ 14.3%
Median Sales Price*	\$747,450	\$1,450,000	+ 94.0%	\$962,500	\$982,500	+ 2.1%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	61	+ 79.4%	49	43	- 12.2%
Percent of Original List Price Received*	101.1%	91.1%	- 9.9%	96.0%	95.8%	- 0.2%
New Listings	6	7	+ 16.7%	13	8	- 38.5%

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

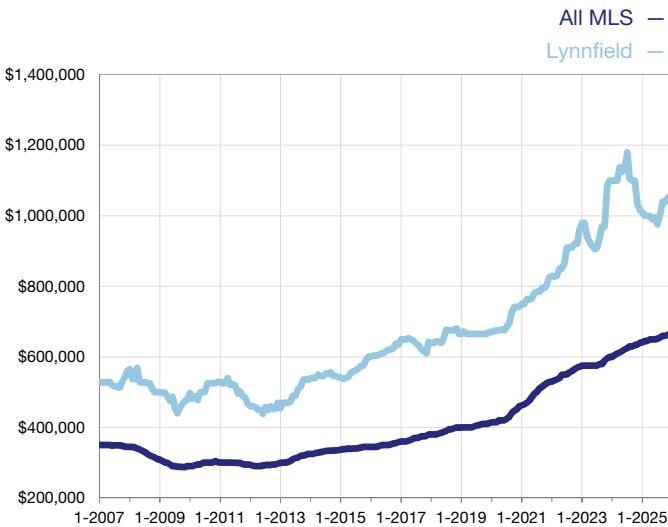
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$690,000	\$922,500	+ 33.7%	\$690,000	\$610,000	- 11.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	5	102	+ 1,940.0%	5	75	+ 1,400.0%
Percent of Original List Price Received*	104.6%	93.8%	- 10.3%	104.6%	95.4%	- 8.8%
New Listings	0	3	--	3	4	+ 33.3%

* 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

