

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	7	- 30.0%	31	18	- 41.9%
Closed Sales	11	4	- 63.6%	28	14	- 50.0%
Median Sales Price*	\$510,000	\$548,000	+ 7.5%	\$495,000	\$547,450	+ 10.6%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	54	- 12.9%	65	65	0.0%
Percent of Original List Price Received*	94.7%	97.3%	+ 2.7%	96.4%	100.1%	+ 3.8%
New Listings	10	9	- 10.0%	29	25	- 13.8%

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

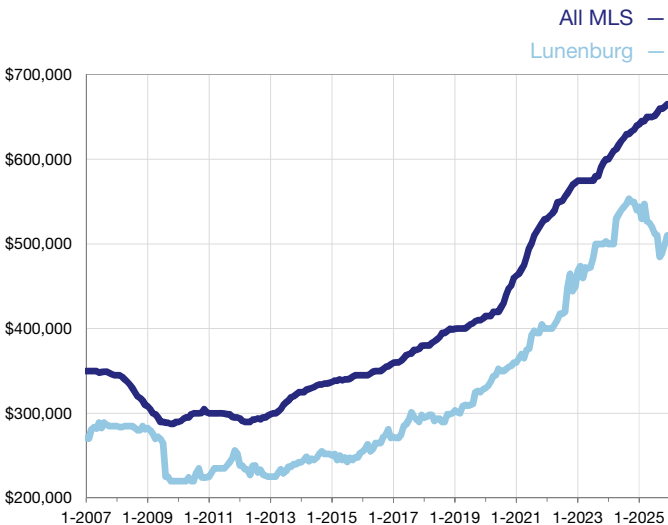
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	6	2	- 66.7%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$528,800	\$0	- 100.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.0%	0.0%	- 100.0%
New Listings	5	4	- 20.0%	6	5	- 16.7%

* 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

