

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	11	+ 57.1%	38	28	- 26.3%
Closed Sales	9	8	- 11.1%	37	22	- 40.5%
Median Sales Price*	\$515,000	\$805,000	+ 56.3%	\$510,000	\$619,950	+ 21.6%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	44	50	+ 13.6%	60	60	0.0%
Percent of Original List Price Received*	97.8%	99.5%	+ 1.7%	96.7%	99.8%	+ 3.2%
New Listings	10	18	+ 80.0%	39	43	+ 10.3%

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

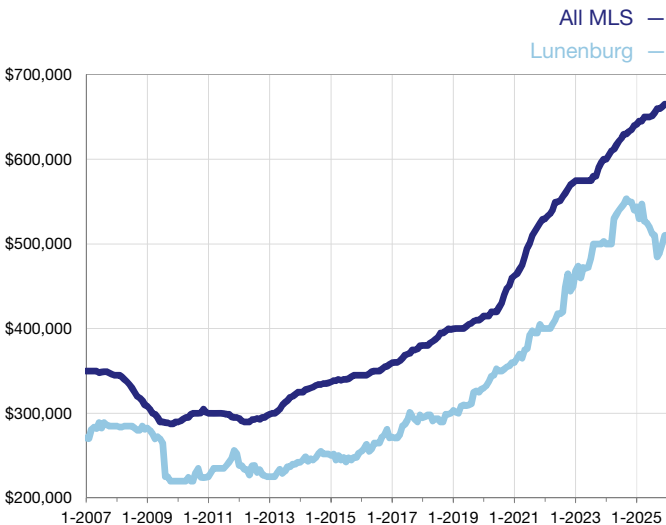
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	3	2	- 33.3%	6	2	- 66.7%
Median Sales Price*	\$520,000	\$551,500	+ 6.1%	\$527,400	\$551,500	+ 4.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	5.5	2.9	- 47.3%	--	--	--
Cumulative Days on Market Until Sale	57	50	- 12.3%	45	50	+ 11.1%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	100.0%	99.9%	- 0.1%
New Listings	6	2	- 66.7%	12	7	- 41.7%

* 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

