# Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Lynnfield

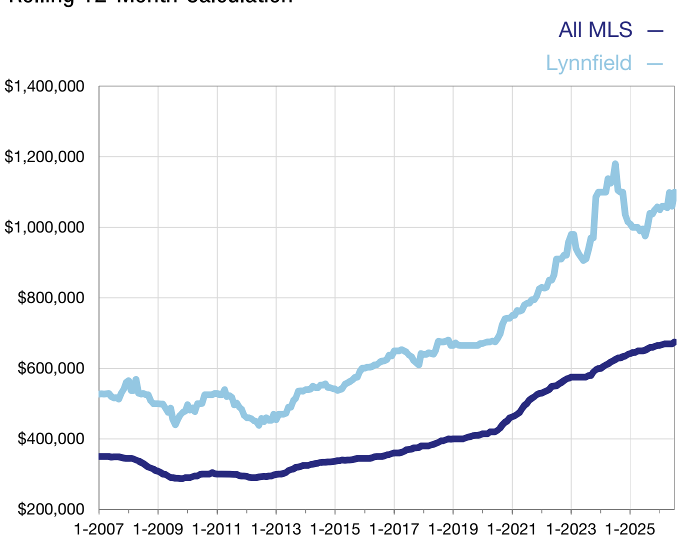
| Single-Family Properties | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 14 | **16** | + 14.3% | 62 | **68** | + 9.7% |
| Closed Sales | 9 | **17** | + 88.9% | 53 | **58** | + 9.4% |
| Median Sales Price* | $1,000,000 | **$1,200,000** | + 20.0% | $1,000,000 | **$1,132,500** | + 13.3% |
| Inventory of Homes for Sale | 23 | **18** | - 21.7% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | **1.8** | - 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | **31** | + 55.0% | 31 | **27** | - 12.9% |
| Percent of Original List Price Received* | 103.8% | **100.7%** | - 3.0% | 101.7% | **99.8%** | - 1.9% |
| New Listings | 16 | **7** | - 56.3% | 85 | **86** | + 1.2% |

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

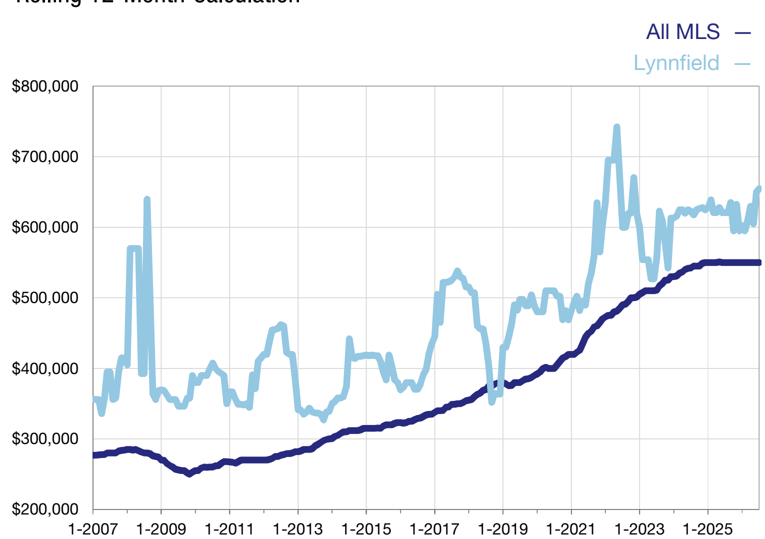
| Condominium Properties | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 2 | **3** | + 50.0% | 9 | **18** | + 100.0% |
| Closed Sales | 5 | **4** | - 20.0% | 9 | **16** | + 77.8% |
| Median Sales Price* | $594,900 | **$1,466,018** | + 146.4% | $594,900 | **$741,000** | + 24.6% |
| Inventory of Homes for Sale | 1 | **2** | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | **0.8** | + 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | **29** | + 26.1% | 25 | **38** | + 52.0% |
| Percent of Original List Price Received* | 100.3% | **102.0%** | + 1.7% | 100.0% | **100.3%** | + 0.3% |
| New Listings | 0 | **3** | -- | 10 | **17** | + 70.0% |

* 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

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