

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lynnfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	10	- 37.5%	78	76	- 2.6%
Closed Sales	14	8	- 42.9%	67	66	- 1.5%
Median Sales Price*	\$1,432,500	\$1,096,250	- 23.5%	\$1,060,000	\$1,132,500	+ 6.8%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	33	28	- 15.2%
Percent of Original List Price Received*	101.4%	97.6%	- 3.7%	101.6%	99.6%	- 2.0%
New Listings	15	12	- 20.0%	100	98	- 2.0%

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

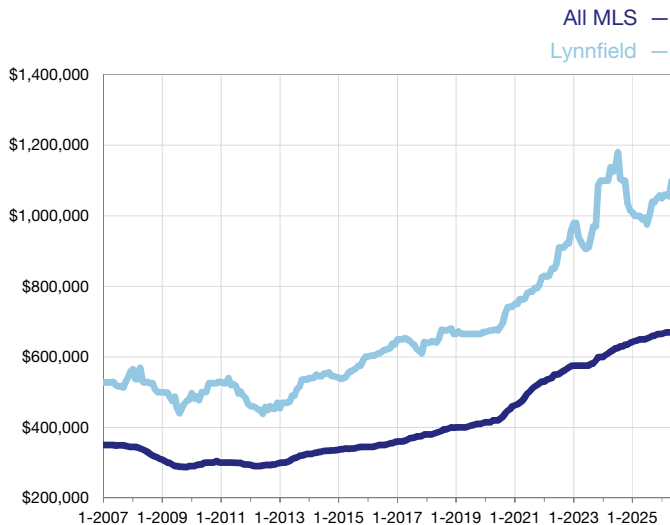
Condominium Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	10	20	+ 100.0%
Closed Sales	0	2	--	9	18	+ 100.0%
Median Sales Price*	\$0	\$591,250	--	\$594,900	\$663,750	+ 11.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	25	36	+ 44.0%
Percent of Original List Price Received*	0.0%	99.3%	--	100.0%	100.2%	+ 0.2%
New Listings	1	1	0.0%	11	18	+ 63.6%

* 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

