

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lunenburg

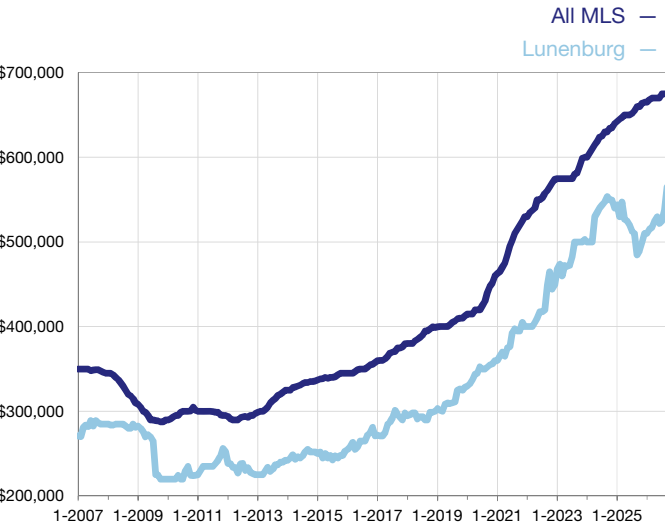
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	16	+ 77.8%	88	93	+ 5.7%
Closed Sales	10	11	+ 10.0%	83	84	+ 1.2%
Median Sales Price*	\$456,000	\$590,000	+ 29.4%	\$510,000	\$579,900	+ 13.7%
Inventory of Homes for Sale	25	35	+ 40.0%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--
Cumulative Days on Market Until Sale	57	54	- 5.3%	48	47	- 2.1%
Percent of Original List Price Received*	92.9%	95.8%	+ 3.1%	97.7%	99.0%	+ 1.3%
New Listings	15	17	+ 13.3%	102	136	+ 33.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	16	13	- 18.8%
Closed Sales	2	0	- 100.0%	15	12	- 20.0%
Median Sales Price*	\$544,850	\$0	- 100.0%	\$529,700	\$562,500	+ 6.2%
Inventory of Homes for Sale	0	11	--	--	--	--
Months Supply of Inventory	0.0	4.2	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	40	47	+ 17.5%
Percent of Original List Price Received*	101.0%	0.0%	- 100.0%	100.1%	100.5%	+ 0.4%
New Listings	1	6	+ 500.0%	15	26	+ 73.3%

* 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

