Local Market Update – October 2026

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

Lunenburg

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**8**	- 27.3%	99	**97**	- 2.0%
Closed Sales	9	**10**	+ 11.1%	92	**94**	+ 2.2%
Median Sales Price*	$490,000	**$536,000**	+ 9.4%	$510,000	**$567,450**	+ 11.3%
Inventory of Homes for Sale	24	**39**	+ 62.5%	--	--	--
Months Supply of Inventory	2.4	**4.2**	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	24	**23**	- 4.2%	45	**45**	0.0%
Percent of Original List Price Received*	100.8%	**98.8%**	- 2.0%	98.0%	**99.0%**	+ 1.0%
New Listings	11	**17**	+ 54.5%	113	**152**	+ 34.5%

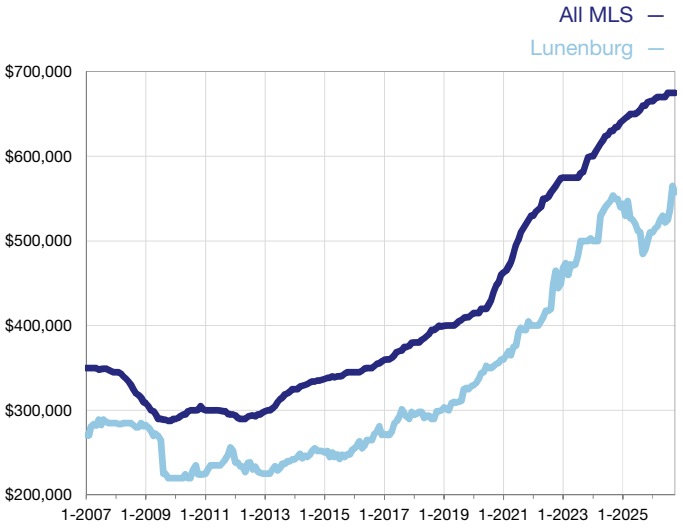
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

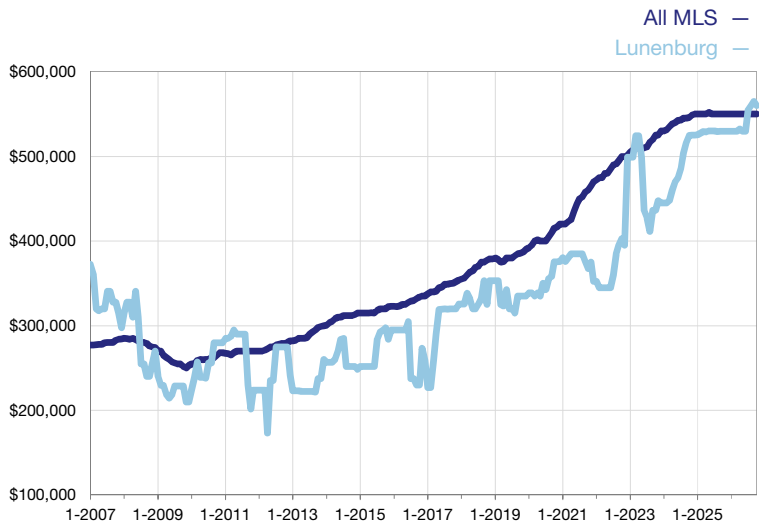
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	16	**14**	- 12.5%
Closed Sales	3	**1**	- 66.7%	18	**13**	- 27.8%
Median Sales Price*	$575,000	**$559,000**	- 2.8%	$529,800	**$560,000**	+ 5.7%
Inventory of Homes for Sale	0	**15**	--	--	--	--
Months Supply of Inventory	0.0	**6.4**	--	--	--	--
Cumulative Days on Market Until Sale	30	**60**	+ 100.0%	39	**48**	+ 23.1%
Percent of Original List Price Received*	103.7%	**99.8%**	- 3.8%	100.7%	**100.5%**	- 0.2%
New Listings	0	**7**	--	15	**33**	+ 120.0%

* 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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