

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	8	- 11.1%	38	23	- 39.5%
Closed Sales	5	4	- 20.0%	24	17	- 29.2%
Median Sales Price*	\$315,000	\$334,500	+ 6.2%	\$310,750	\$384,000	+ 23.6%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	5.8	3.4	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	63	95	+ 50.8%	119	131	+ 10.1%
Percent of Original List Price Received*	95.0%	104.3%	+ 9.8%	96.6%	98.8%	+ 2.3%
New Listings	16	7	- 56.3%	58	31	- 46.6%

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

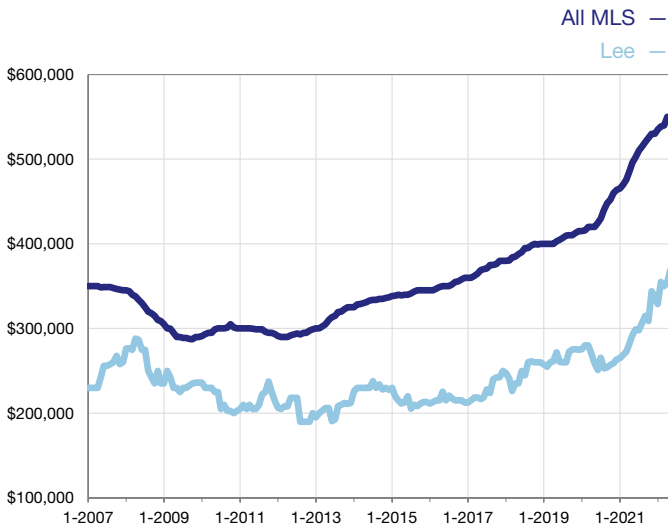
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	11	8	- 27.3%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Median Sales Price*	\$497,500	\$0	- 100.0%	\$289,900	\$425,000	+ 46.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	124	0	- 100.0%	219	74	- 66.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	95.0%	97.8%	+ 2.9%
New Listings	3	1	- 66.7%	9	9	0.0%

* 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

