

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lee

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	72	40	- 44.4%
Closed Sales	3	5	+ 66.7%	68	43	- 36.8%
Median Sales Price*	\$649,000	<b>\$247,500</b>	- 61.9%	\$344,000	<b>\$355,000</b>	+ 3.2%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	126	169	+ 34.1%	105	112	+ 6.7%
Percent of Original List Price Received*	96.9%	<b>92.3%</b>	- 4.7%	96.6%	<b>97.5%</b>	+ 0.9%
New Listings	2	3	+ 50.0%	88	53	- 39.8%

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

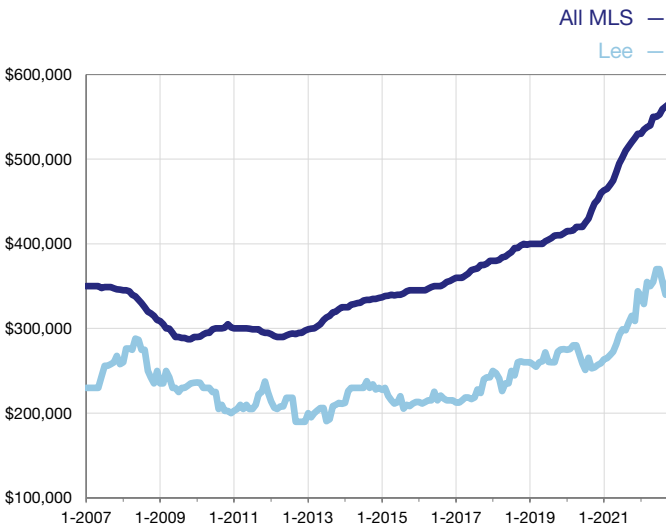
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	18	11	- 38.9%
Closed Sales	2	0	- 100.0%	16	11	- 31.3%
Median Sales Price*	\$369,375	<b>\$0</b>	- 100.0%	\$356,250	<b>\$387,000</b>	+ 8.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	114	0	- 100.0%	134	82	- 38.8%
Percent of Original List Price Received*	93.5%	<b>0.0%</b>	- 100.0%	97.1%	<b>99.7%</b>	+ 2.7%
New Listings	0	0	--	15	13	- 13.3%

\* 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

