

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$379,500	\$270,000	- 28.9%	\$379,500	\$270,000	- 28.9%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	102	129	+ 26.5%	102	129	+ 26.5%
Percent of Original List Price Received*	94.3%	86.4%	- 8.4%	94.3%	86.4%	- 8.4%
New Listings	1	6	+ 500.0%	1	6	+ 500.0%

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

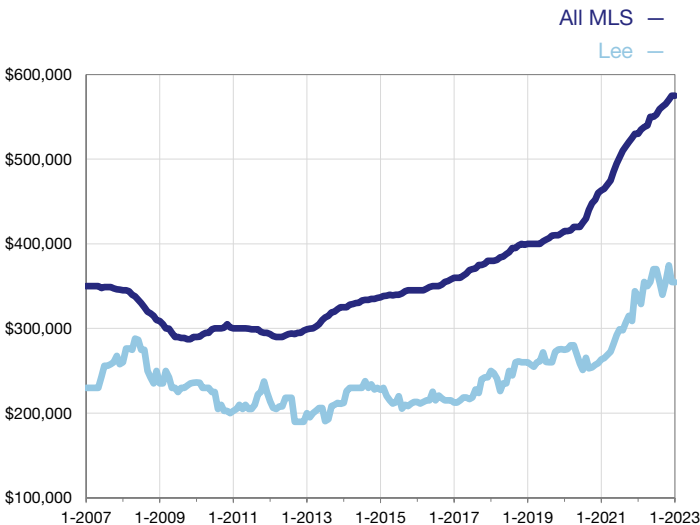
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$660,000	\$0	- 100.0%	\$660,000	\$0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	65	0	- 100.0%	65	0	- 100.0%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	97.8%	0.0%	- 100.0%
New Listings	0	1	--	0	1	--

* 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

