Local Market Update – August 2019

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

Lee

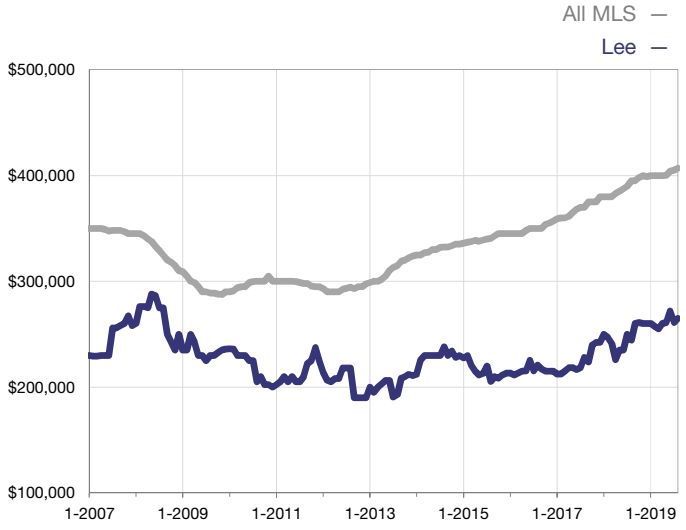
Single-Family Properties	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	6	**3**	- 50.0%	34	**37**	+ 8.8%
Closed Sales	5	**12**	+ 140.0%	28	**34**	+ 21.4%
Median Sales Price*	$240,000	**$224,250**	- 6.6%	$248,500	**$249,000**	+ 0.2%
Inventory of Homes for Sale	43	**25**	- 41.9%	--	--	--
Months Supply of Inventory	10.5	**5.1**	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	45	**63**	+ 40.0%	140	**74**	- 47.1%
Percent of Original List Price Received*	93.9%	**94.0%**	+ 0.1%	91.2%	**92.4%**	+ 1.3%
New Listings	13	**7**	- 46.2%	62	**58**	- 6.5%

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

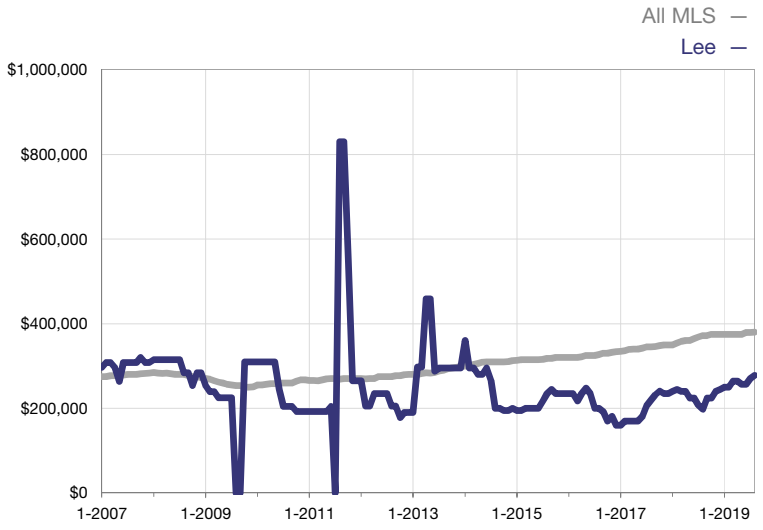
Condominium Properties	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	0	**1**	--	4	**5**	+ 25.0%
Closed Sales	0	**1**	--	4	**3**	- 25.0%
Median Sales Price*	$0	**$284,000**	--	$214,000	**$263,500**	+ 23.1%
Inventory of Homes for Sale	7	**9**	+ 28.6%	--	--	--
Months Supply of Inventory	5.8	**5.4**	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	0	**109**	--	324	**96**	- 70.4%
Percent of Original List Price Received*	0.0%	**96.4%**	--	90.6%	**95.2%**	+ 5.1%
New Listings	0	**1**	--	9	**12**	+ 33.3%

* 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



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