

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	4	- 20.0%	13	16	+ 23.1%
Closed Sales	2	5	+ 150.0%	9	12	+ 33.3%
Median Sales Price*	\$417,500	\$570,000	+ 36.5%	\$255,000	\$330,750	+ 29.7%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	6.1	1.4	- 77.0%	--	--	--
Cumulative Days on Market Until Sale	8	174	+ 2,075.0%	70	127	+ 81.4%
Percent of Original List Price Received*	99.1%	96.6%	- 2.5%	92.2%	93.6%	+ 1.5%
New Listings	7	4	- 42.9%	20	19	- 5.0%

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

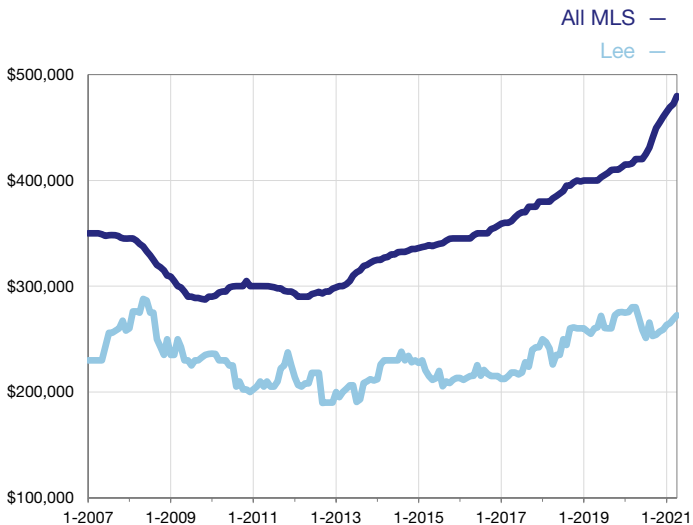
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	6	--
Closed Sales	0	3	--	0	5	--
Median Sales Price*	\$0	\$268,500	--	\$0	\$268,500	--
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	4.7	1.2	- 74.5%	--	--	--
Cumulative Days on Market Until Sale	0	222	--	0	209	--
Percent of Original List Price Received*	0.0%	92.5%	--	0.0%	93.0%	--
New Listings	0	0	--	3	3	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

