

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	13	25	+ 92.3%
Closed Sales	5	5	0.0%	18	21	+ 16.7%
Median Sales Price*	\$240,000	\$475,000	+ 97.9%	\$367,000	\$475,000	+ 29.4%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	7.8	3.1	- 60.3%	--	--	--
Cumulative Days on Market Until Sale	62	36	- 41.9%	99	117	+ 18.2%
Percent of Original List Price Received*	86.1%	100.0%	+ 16.1%	86.8%	96.5%	+ 11.2%
New Listings	4	9	+ 125.0%	30	34	+ 13.3%

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

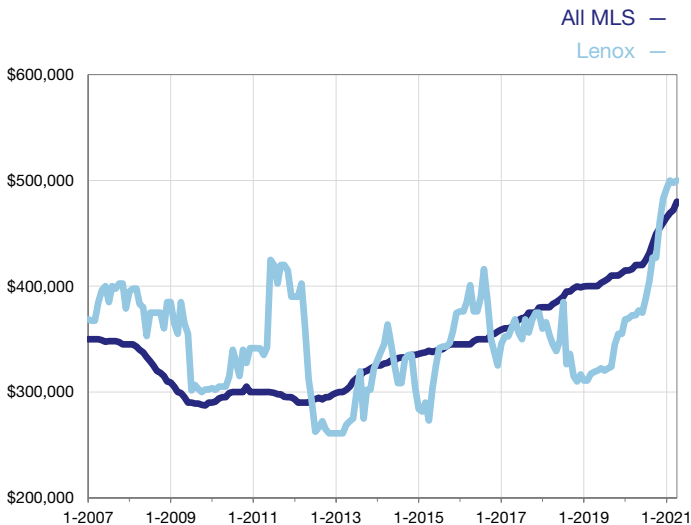
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	8	14	+ 75.0%
Closed Sales	2	4	+ 100.0%	12	10	- 16.7%
Median Sales Price*	\$235,000	\$598,000	+ 154.5%	\$442,500	\$697,200	+ 57.6%
Inventory of Homes for Sale	21	5	- 76.2%	--	--	--
Months Supply of Inventory	5.7	1.4	- 75.4%	--	--	--
Cumulative Days on Market Until Sale	252	212	- 15.9%	264	105	- 60.2%
Percent of Original List Price Received*	84.2%	92.6%	+ 10.0%	87.8%	93.4%	+ 6.4%
New Listings	1	2	+ 100.0%	12	5	- 58.3%

* 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

