

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lenox

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	5	- 37.5%	21	32	+ 52.4%
Closed Sales	4	8	+ 100.0%	22	29	+ 31.8%
Median Sales Price*	\$419,125	<b>\$589,500</b>	+ 40.7%	\$380,500	<b>\$585,000</b>	+ 53.7%
Inventory of Homes for Sale	51	23	- 54.9%	--	--	--
Months Supply of Inventory	8.7	3.1	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	94	68	- 27.7%	98	104	+ 6.1%
Percent of Original List Price Received*	91.7%	<b>101.8%</b>	+ 11.0%	87.7%	<b>98.0%</b>	+ 11.7%
New Listings	12	8	- 33.3%	43	43	0.0%

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

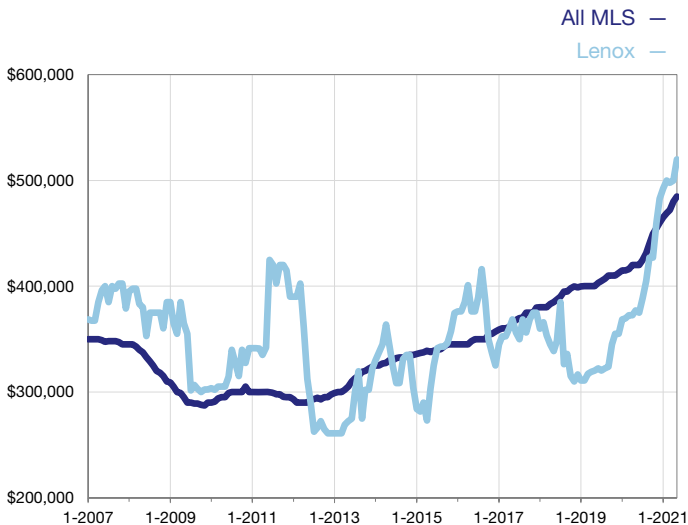
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	1	- 85.7%	15	15	0.0%
Closed Sales	0	3	--	12	13	+ 8.3%
Median Sales Price*	\$0	<b>\$169,000</b>	--	\$442,500	<b>\$419,400</b>	- 5.2%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	5.4	3.2	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	0	77	--	264	98	- 62.9%
Percent of Original List Price Received*	0.0%	<b>101.3%</b>	--	87.8%	<b>95.2%</b>	+ 8.4%
New Listings	7	4	- 42.9%	18	9	- 50.0%

\* 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

