

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	5	+ 66.7%	69	41	- 40.6%
Closed Sales	12	6	- 50.0%	65	38	- 41.5%
Median Sales Price*	\$345,000	\$390,000	+ 13.0%	\$320,000	\$365,000	+ 14.1%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	97	70	- 27.8%	104	104	0.0%
Percent of Original List Price Received*	93.8%	99.2%	+ 5.8%	96.6%	98.2%	+ 1.7%
New Listings	4	2	- 50.0%	86	50	- 41.9%

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

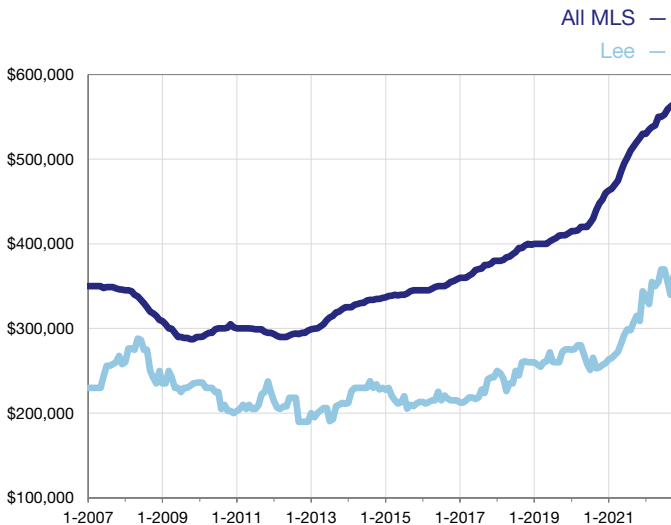
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	17	11	- 35.3%
Closed Sales	0	2	--	14	11	- 21.4%
Median Sales Price*	\$0	\$461,000	--	\$356,250	\$387,000	+ 8.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	0	167	--	137	82	- 40.1%
Percent of Original List Price Received*	0.0%	101.8%	--	97.6%	99.7%	+ 2.2%
New Listings	1	0	- 100.0%	15	13	- 13.3%

* 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

