

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	3	- 50.0%	79	42	- 46.8%
Closed Sales	6	5	- 16.7%	70	46	- 34.3%
Median Sales Price*	\$608,500	\$585,000	- 3.9%	\$581,500	\$617,000	+ 6.1%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--
Cumulative Days on Market Until Sale	105	46	- 56.2%	116	118	+ 1.7%
Percent of Original List Price Received*	99.6%	101.1%	+ 1.5%	98.4%	99.1%	+ 0.7%
New Listings	4	2	- 50.0%	94	53	- 43.6%

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

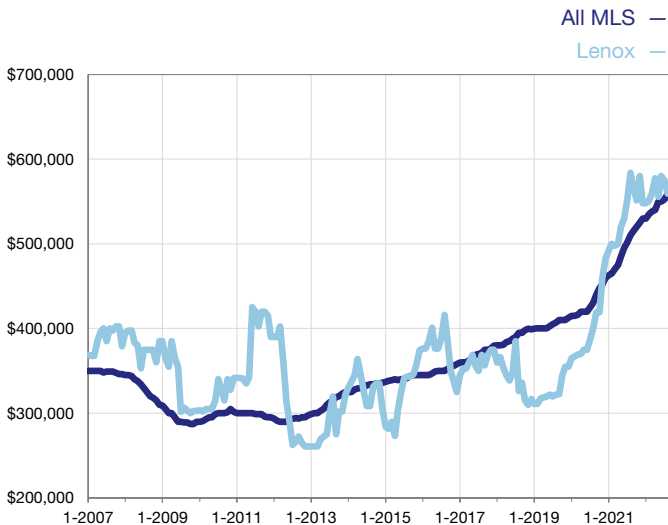
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	38	21	- 44.7%
Closed Sales	1	2	+ 100.0%	34	24	- 29.4%
Median Sales Price*	\$850,000	\$290,000	- 65.9%	\$424,450	\$285,000	- 32.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	109	70	- 35.8%	106	136	+ 28.3%
Percent of Original List Price Received*	85.9%	100.2%	+ 16.6%	97.8%	100.3%	+ 2.6%
New Listings	1	2	+ 100.0%	34	30	- 11.8%

* 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

