

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lee

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	4	11	+ 175.0%
Closed Sales	3	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$225,000	\$0	- 100.0%	\$299,000	\$270,000	- 9.7%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	90	0	- 100.0%	95	129	+ 35.8%
Percent of Original List Price Received*	94.3%	0.0%	- 100.0%	94.3%	86.4%	- 8.4%
New Listings	2	4	+ 100.0%	3	10	+ 233.3%

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

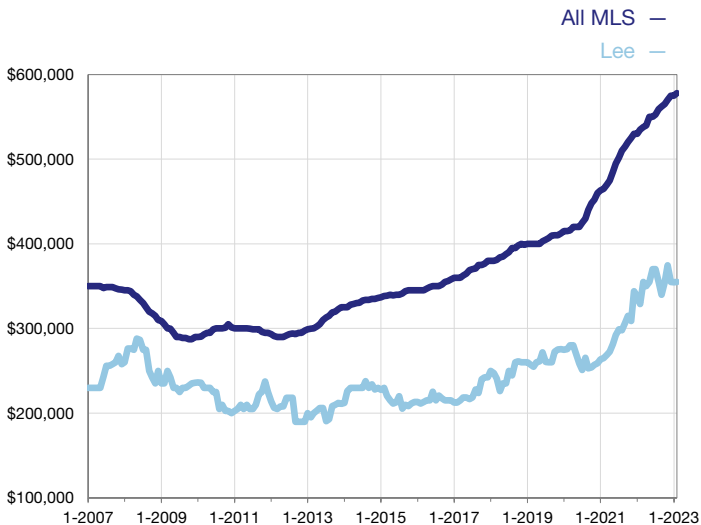
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$295,000	\$942,000	+ 219.3%	\$477,500	\$942,000	+ 97.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	122	840	+ 588.5%	94	840	+ 793.6%
Percent of Original List Price Received*	95.5%	101.8%	+ 6.6%	96.6%	101.8%	+ 5.4%
New Listings	2	0	- 100.0%	2	1	- 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

