

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	7	13	+ 85.7%
Closed Sales	3	7	+ 133.3%	8	10	+ 25.0%
Median Sales Price*	\$480,000	\$285,000	- 40.6%	\$404,500	\$277,500	- 31.4%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	71	102	+ 43.7%	86	110	+ 27.9%
Percent of Original List Price Received*	107.4%	92.4%	- 14.0%	99.2%	90.6%	- 8.7%
New Listings	3	6	+ 100.0%	6	16	+ 166.7%

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

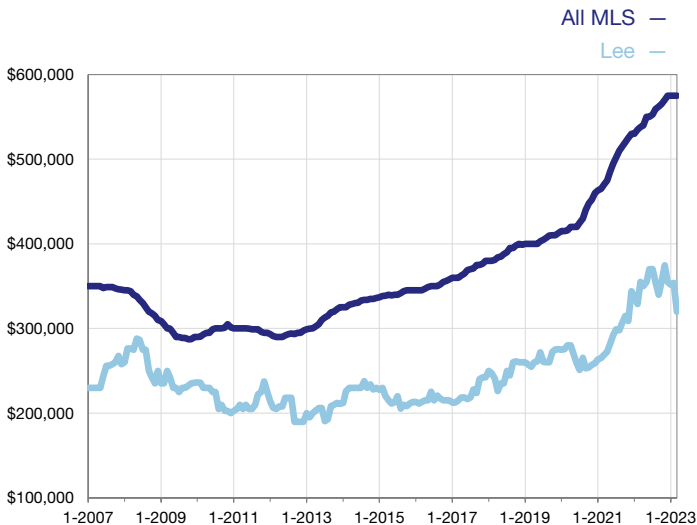
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$425,000	\$415,000	- 2.4%	\$425,000	\$678,500	+ 59.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	93	79	- 15.1%	93	460	+ 394.6%
Percent of Original List Price Received*	94.4%	96.7%	+ 2.4%	95.9%	99.3%	+ 3.5%
New Listings	3	1	- 66.7%	5	2	- 60.0%

* 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

