

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	9	13	+ 44.4%
Closed Sales	3	4	+ 33.3%	11	14	+ 27.3%
Median Sales Price*	\$340,000	\$229,080	- 32.6%	\$384,000	\$260,000	- 32.3%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	253	210	- 17.0%	132	139	+ 5.3%
Percent of Original List Price Received*	92.0%	94.4%	+ 2.6%	97.2%	91.7%	- 5.7%
New Listings	2	2	0.0%	8	18	+ 125.0%

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

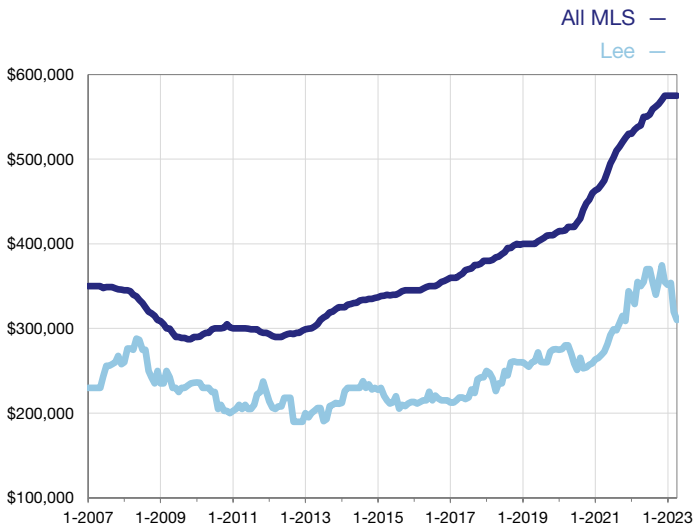
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$296,950	\$0	- 100.0%	\$324,900	\$678,500	+ 108.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	46	0	- 100.0%	74	460	+ 521.6%
Percent of Original List Price Received*	99.2%	0.0%	- 100.0%	97.2%	99.3%	+ 2.2%
New Listings	0	1	--	5	3	- 40.0%

* 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

