

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	17	13	- 23.5%
Closed Sales	4	2	- 50.0%	17	9	- 47.1%
Median Sales Price*	\$795,500	\$627,000	- 21.2%	\$725,000	\$754,000	+ 4.0%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	3.6	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	252	56	- 77.8%	181	90	- 50.3%
Percent of Original List Price Received*	118.8%	102.8%	- 13.5%	101.4%	95.9%	- 5.4%
New Listings	6	6	0.0%	16	17	+ 6.3%

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

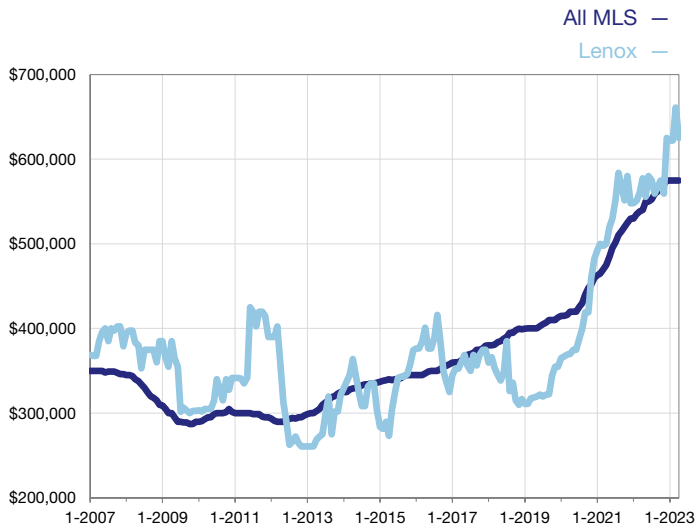
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	7	9	+ 28.6%
Closed Sales	4	0	- 100.0%	8	6	- 25.0%
Median Sales Price*	\$427,500	\$0	- 100.0%	\$335,000	\$712,500	+ 112.7%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.6	2.9	+ 383.3%	--	--	--
Cumulative Days on Market Until Sale	99	0	- 100.0%	89	77	- 13.5%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	95.7%	99.9%	+ 4.4%
New Listings	1	2	+ 100.0%	8	14	+ 75.0%

* 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

