

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lee

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	13	20	+ 53.8%
Closed Sales	1	2	+ 100.0%	12	16	+ 33.3%
Median Sales Price*	\$419,000	<b>\$347,950</b>	- 17.0%	\$388,000	<b>\$269,950</b>	- 30.4%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--
Cumulative Days on Market Until Sale	161	84	- 47.8%	134	130	- 3.0%
Percent of Original List Price Received*	95.4%	<b>97.4%</b>	+ 2.1%	97.1%	<b>92.4%</b>	- 4.8%
New Listings	6	10	+ 66.7%	14	28	+ 100.0%

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

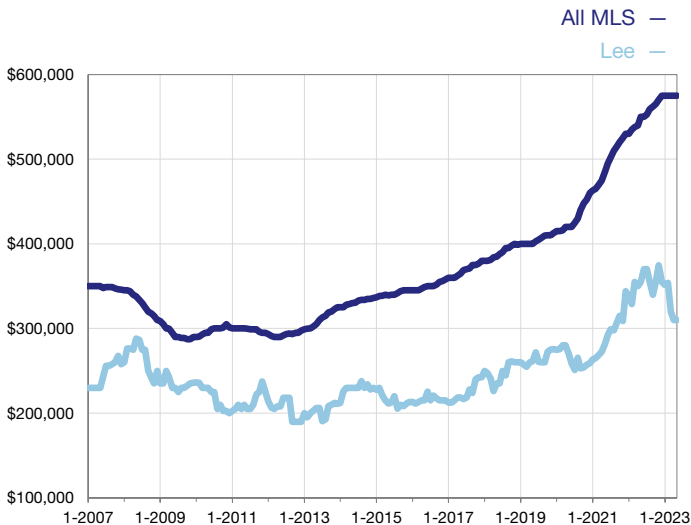
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	6	2	- 66.7%
Closed Sales	0	0	--	5	2	- 60.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$324,900	<b>\$678,500</b>	+ 108.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	74	460	+ 521.6%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	97.2%	<b>99.3%</b>	+ 2.2%
New Listings	2	1	- 50.0%	7	4	- 42.9%

\* 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

