

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	20	16	- 20.0%
Closed Sales	6	3	- 50.0%	23	12	- 47.8%
Median Sales Price*	\$440,000	\$610,500	+ 38.8%	\$630,000	\$752,000	+ 19.4%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.4	3.9	+ 178.6%	--	--	--
Cumulative Days on Market Until Sale	121	185	+ 52.9%	165	114	- 30.9%
Percent of Original List Price Received*	98.6%	88.1%	- 10.6%	100.7%	94.0%	- 6.7%
New Listings	4	4	0.0%	20	22	+ 10.0%

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

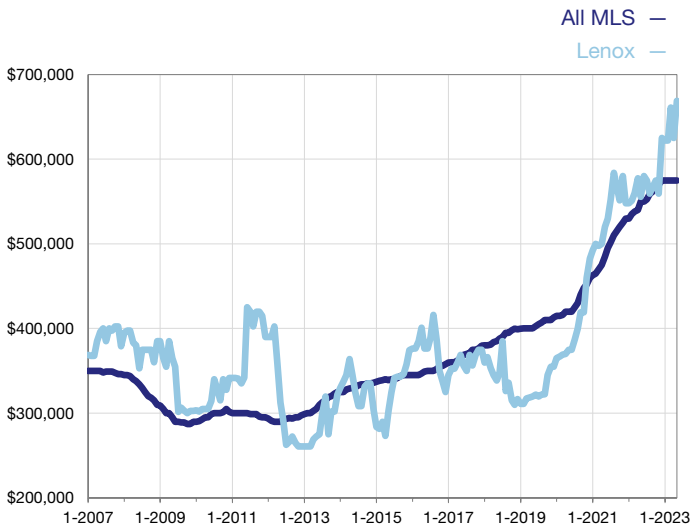
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	6	--	7	15	+ 114.3%
Closed Sales	0	5	--	8	11	+ 37.5%
Median Sales Price*	\$0	\$300,000	--	\$335,000	\$650,000	+ 94.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	0	131	--	89	102	+ 14.6%
Percent of Original List Price Received*	0.0%	101.0%	--	95.7%	100.4%	+ 4.9%
New Listings	2	2	0.0%	10	15	+ 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

