

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	16	27	+ 68.8%
Closed Sales	1	3	+ 200.0%	13	19	+ 46.2%
Median Sales Price*	\$420,000	\$557,500	+ 32.7%	\$392,000	\$285,000	- 27.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	237	129	- 45.6%	142	130	- 8.5%
Percent of Original List Price Received*	97.7%	93.6%	- 4.2%	97.1%	92.6%	- 4.6%
New Listings	10	12	+ 20.0%	24	39	+ 62.5%

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

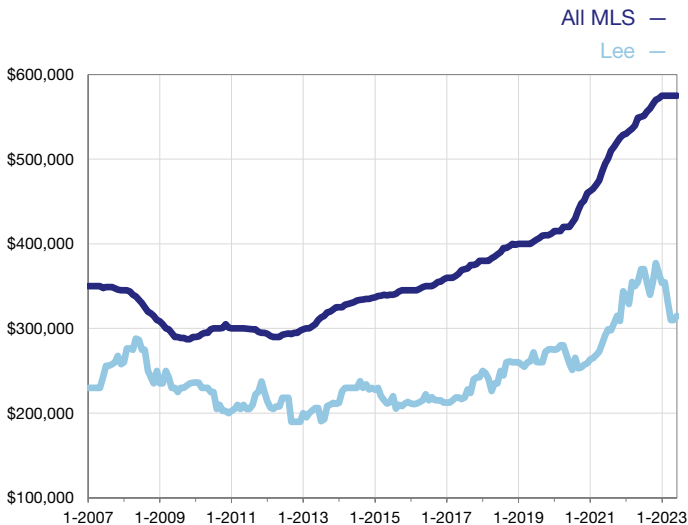
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	2	- 71.4%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Median Sales Price*	\$434,900	\$385,000	- 11.5%	\$374,950	\$415,000	+ 10.7%
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	40	70	+ 75.0%	69	330	+ 378.3%
Percent of Original List Price Received*	101.2%	90.6%	- 10.5%	97.9%	96.4%	- 1.5%
New Listings	1	0	- 100.0%	8	4	- 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

