

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	21	22	+ 4.8%
Closed Sales	6	3	- 50.0%	29	15	- 48.3%
Median Sales Price*	\$887,500	\$314,000	- 64.6%	\$677,000	\$750,000	+ 10.8%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	59	37	- 37.3%	143	98	- 31.5%
Percent of Original List Price Received*	111.3%	99.0%	- 11.1%	102.9%	95.0%	- 7.7%
New Listings	6	5	- 16.7%	26	26	0.0%

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

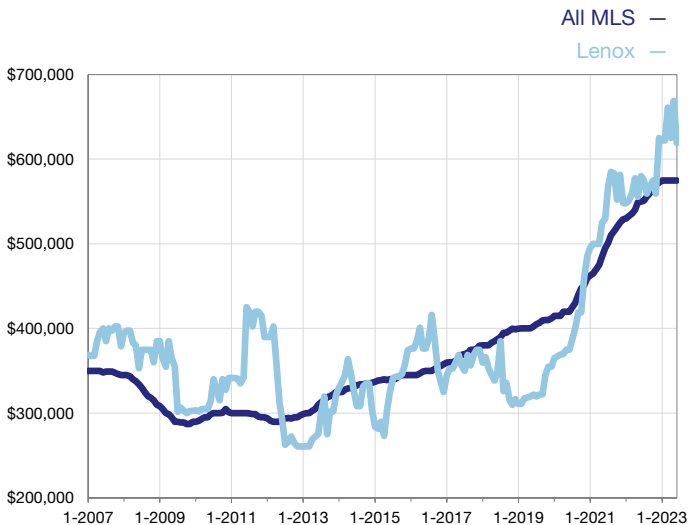
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	9	18	+ 100.0%
Closed Sales	4	4	0.0%	12	15	+ 25.0%
Median Sales Price*	\$446,550	\$442,500	- 0.9%	\$336,550	\$550,000	+ 63.4%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	268	90	- 66.4%	149	99	- 33.6%
Percent of Original List Price Received*	106.4%	98.9%	- 7.0%	99.6%	100.0%	+ 0.4%
New Listings	1	4	+ 300.0%	11	20	+ 81.8%

* 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

