

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lenox

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	25	27	+ 8.0%
Closed Sales	2	5	+ 150.0%	31	20	- 35.5%
Median Sales Price*	\$462,500	<b>\$606,500</b>	+ 31.1%	\$677,000	<b>\$680,500</b>	+ 0.5%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	148	138	- 6.8%	144	108	- 25.0%
Percent of Original List Price Received*	74.6%	<b>94.3%</b>	+ 26.4%	101.0%	<b>94.8%</b>	- 6.1%
New Listings	9	7	- 22.2%	35	33	- 5.7%

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

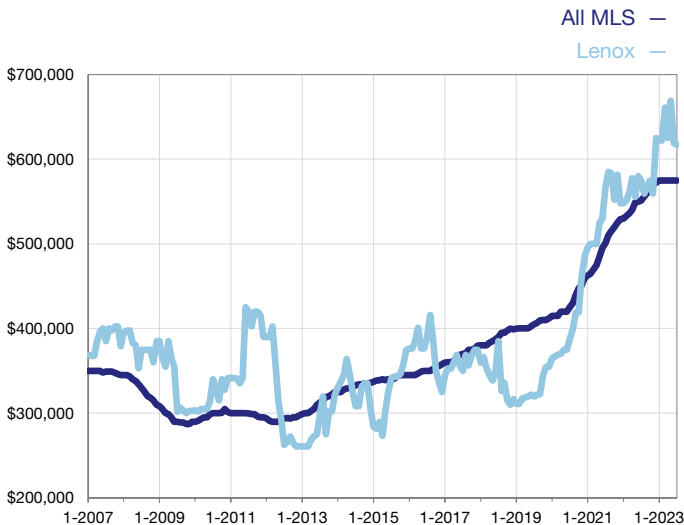
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	10	21	+ 110.0%
Closed Sales	2	4	+ 100.0%	14	19	+ 35.7%
Median Sales Price*	\$544,000	<b>\$240,250</b>	- 55.8%	\$336,550	<b>\$335,000</b>	- 0.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	402	83	- 79.4%	185	95	- 48.6%
Percent of Original List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	99.7%	<b>100.1%</b>	+ 0.4%
New Listings	6	6	0.0%	17	26	+ 52.9%

\* 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

