

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

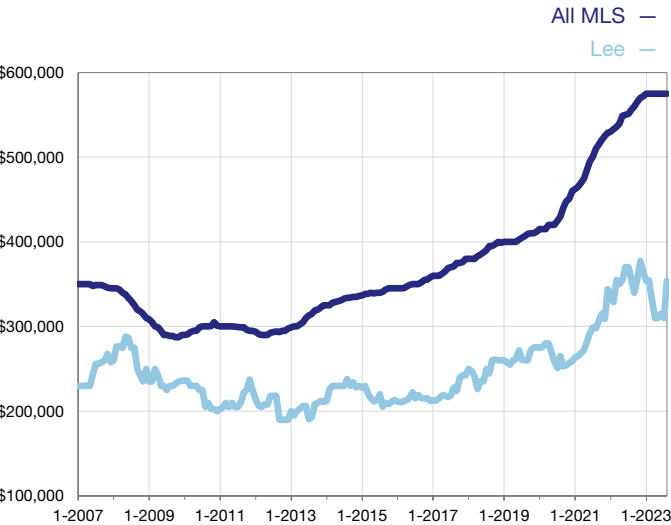
Single-Family Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	25	39	+ 56.0%
Closed Sales	5	7	+ 40.0%	22	34	+ 54.5%
Median Sales Price*	\$285,000	\$370,000	+ 29.8%	\$344,500	\$330,500	- 4.1%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	103	56	- 45.6%	125	99	- 20.8%
Percent of Original List Price Received*	95.8%	96.7%	+ 0.9%	98.1%	94.2%	- 4.0%
New Listings	4	3	- 25.0%	35	49	+ 40.0%

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

Condominium Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	10	3	- 70.0%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$229,000	\$0	- 100.0%	\$324,900	\$415,000	+ 27.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	54	0	- 100.0%	66	330	+ 400.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.2%	96.4%	- 1.8%
New Listings	2	1	- 50.0%	11	5	- 54.5%

* 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

