

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	28	31	+ 10.7%
Closed Sales	5	7	+ 40.0%	36	27	- 25.0%
Median Sales Price*	\$559,000	\$989,900	+ 77.1%	\$661,000	\$700,000	+ 5.9%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	3.2	5.6	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	58	70	+ 20.7%	132	98	- 25.8%
Percent of Original List Price Received*	95.0%	98.0%	+ 3.2%	100.2%	95.6%	- 4.6%
New Listings	4	16	+ 300.0%	39	49	+ 25.6%

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

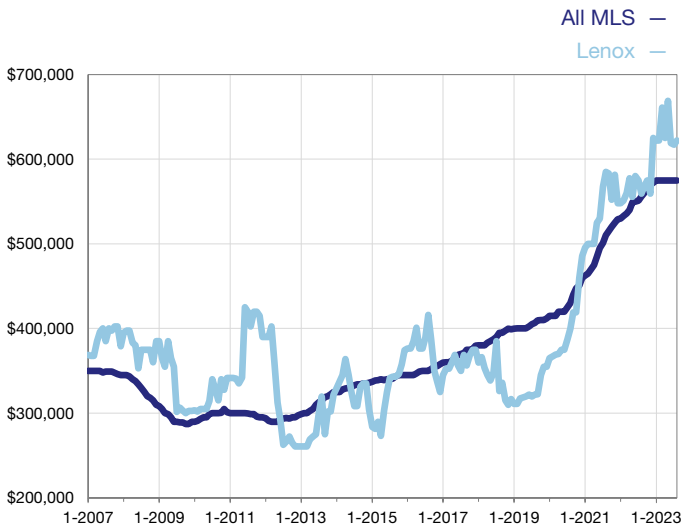
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	13	26	+ 100.0%
Closed Sales	2	3	+ 50.0%	16	22	+ 37.5%
Median Sales Price*	\$241,450	\$346,500	+ 43.5%	\$291,550	\$340,750	+ 16.9%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	4.5	1.6	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	49	49	0.0%	168	89	- 47.0%
Percent of Original List Price Received*	107.8%	104.4%	- 3.2%	100.8%	100.7%	- 0.1%
New Listings	7	3	- 57.1%	24	29	+ 20.8%

* 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

