

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	31	40	+ 29.0%
Closed Sales	6	5	- 16.7%	28	39	+ 39.3%
Median Sales Price*	\$344,500	\$353,500	+ 2.6%	\$344,500	\$350,000	+ 1.6%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	4.8	3.1	- 35.4%	--	--	--
Cumulative Days on Market Until Sale	80	68	- 15.0%	115	95	- 17.4%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	97.8%	94.9%	- 3.0%
New Listings	9	3	- 66.7%	44	53	+ 20.5%

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

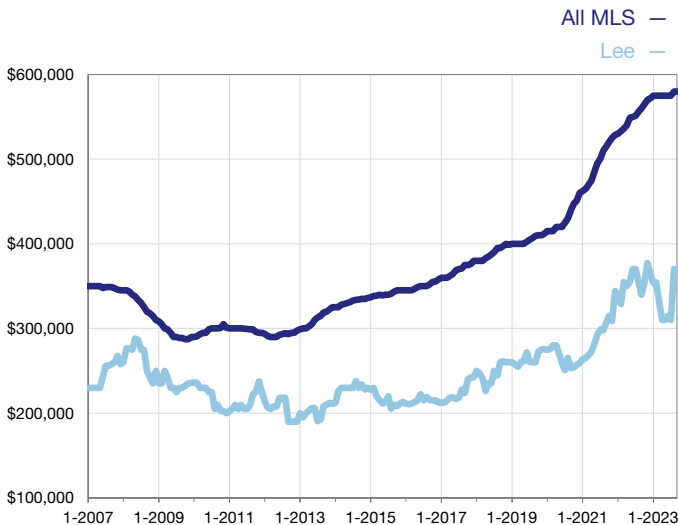
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	10	3	- 70.0%
Closed Sales	2	0	- 100.0%	9	3	- 66.7%
Median Sales Price*	\$268,750	\$0	- 100.0%	\$295,000	\$415,000	+ 40.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	42	0	- 100.0%	61	330	+ 441.0%
Percent of Original List Price Received*	101.0%	0.0%	- 100.0%	98.8%	96.4%	- 2.4%
New Listings	2	0	- 100.0%	13	5	- 61.5%

* 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

