

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	0	- 100.0%	37	40	+ 8.1%
Closed Sales	4	2	- 50.0%	32	41	+ 28.1%
Median Sales Price*	\$390,000	\$349,000	- 10.5%	\$344,500	\$350,000	+ 1.6%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--
Cumulative Days on Market Until Sale	80	160	+ 100.0%	111	98	- 11.7%
Percent of Original List Price Received*	99.7%	87.8%	- 11.9%	98.1%	94.6%	- 3.6%
New Listings	6	4	- 33.3%	50	58	+ 16.0%

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

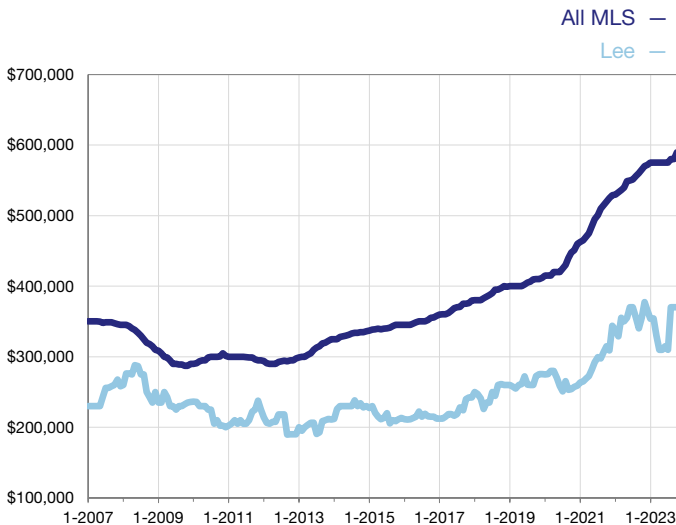
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	11	3	- 72.7%
Closed Sales	1	0	- 100.0%	10	3	- 70.0%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$309,950	\$415,000	+ 33.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	61	330	+ 441.0%
Percent of Original List Price Received*	102.8%	0.0%	- 100.0%	99.2%	96.4%	- 2.8%
New Listings	0	0	--	13	4	- 69.2%

* 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

