

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	38	42	+ 10.5%
Closed Sales	4	7	+ 75.0%	40	36	- 10.0%
Median Sales Price*	\$405,000	\$607,500	+ 50.0%	\$637,500	\$647,500	+ 1.6%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.4%	--	--	--
Cumulative Days on Market Until Sale	88	52	- 40.9%	113	87	- 23.0%
Percent of Original List Price Received*	86.1%	99.2%	+ 15.2%	97.2%	96.5%	- 0.7%
New Listings	6	3	- 50.0%	53	56	+ 5.7%

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

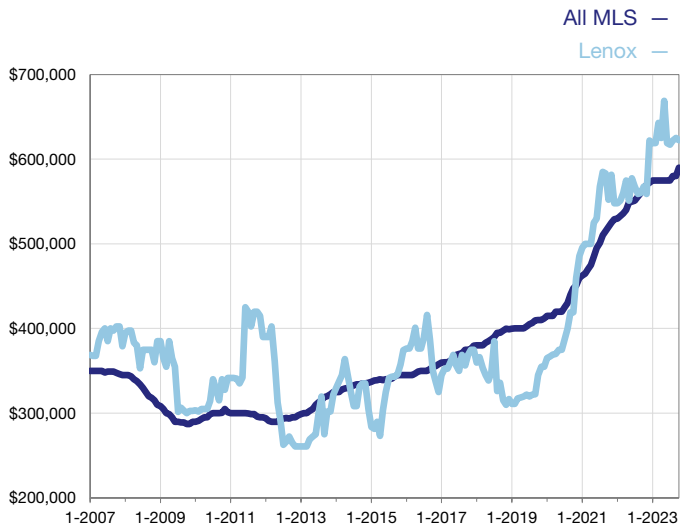
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	20	29	+ 45.0%
Closed Sales	5	6	+ 20.0%	23	32	+ 39.1%
Median Sales Price*	\$208,000	\$356,450	+ 71.4%	\$290,000	\$349,750	+ 20.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	85	94	+ 10.6%	171	88	- 48.5%
Percent of Original List Price Received*	99.1%	96.7%	- 2.4%	100.6%	100.0%	- 0.6%
New Listings	2	2	0.0%	28	32	+ 14.3%

* 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

