

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	41	42	+ 2.4%
Closed Sales	7	1	- 85.7%	39	42	+ 7.7%
Median Sales Price*	\$400,000	\$260,000	- 35.0%	\$375,000	\$345,000	- 8.0%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	3.0	4.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	69	55	- 20.3%	103	97	- 5.8%
Percent of Original List Price Received*	98.3%	110.6%	+ 12.5%	98.1%	95.0%	- 3.2%
New Listings	2	6	+ 200.0%	52	64	+ 23.1%

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

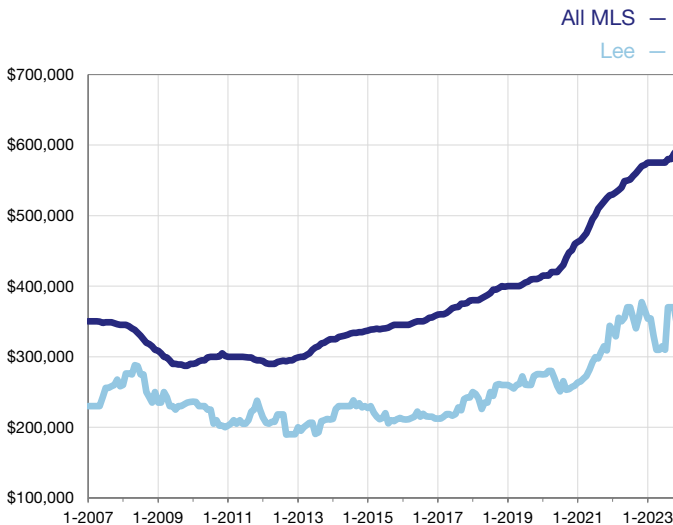
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	11	6	- 45.5%
Closed Sales	2	0	- 100.0%	12	3	- 75.0%
Median Sales Price*	\$461,000	\$0	- 100.0%	\$355,950	\$415,000	+ 16.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	167	0	- 100.0%	79	330	+ 317.7%
Percent of Original List Price Received*	101.8%	0.0%	- 100.0%	99.6%	96.4%	- 3.2%
New Listings	0	2	--	13	7	- 46.2%

* 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

