

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	42	44	+ 4.8%
Closed Sales	5	6	+ 20.0%	45	42	- 6.7%
Median Sales Price*	\$585,000	\$656,250	+ 12.2%	\$615,000	\$647,500	+ 5.3%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	46	78	+ 69.6%	106	85	- 19.8%
Percent of Original List Price Received*	101.1%	91.8%	- 9.2%	97.7%	95.8%	- 1.9%
New Listings	2	1	- 50.0%	55	57	+ 3.6%

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

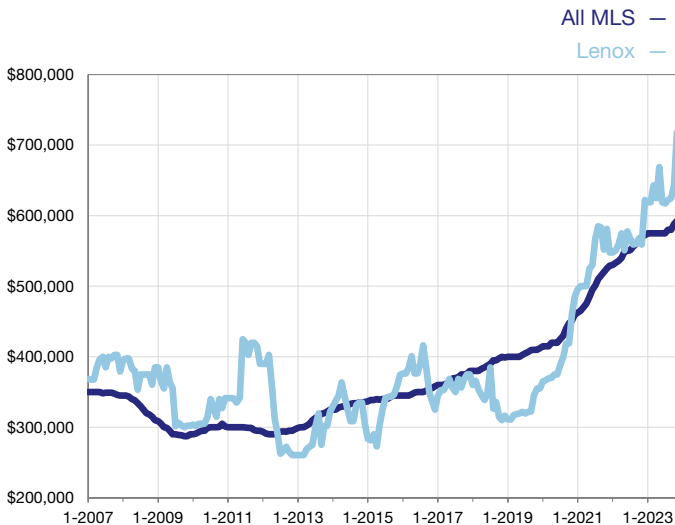
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	21	30	+ 42.9%
Closed Sales	2	1	- 50.0%	25	33	+ 32.0%
Median Sales Price*	\$290,000	\$1,037,203	+ 257.7%	\$290,000	\$350,000	+ 20.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	70	0	- 100.0%	163	88	- 46.0%
Percent of Original List Price Received*	100.2%	112.1%	+ 11.9%	100.6%	100.4%	- 0.2%
New Listings	2	1	- 50.0%	30	33	+ 10.0%

* 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

