

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

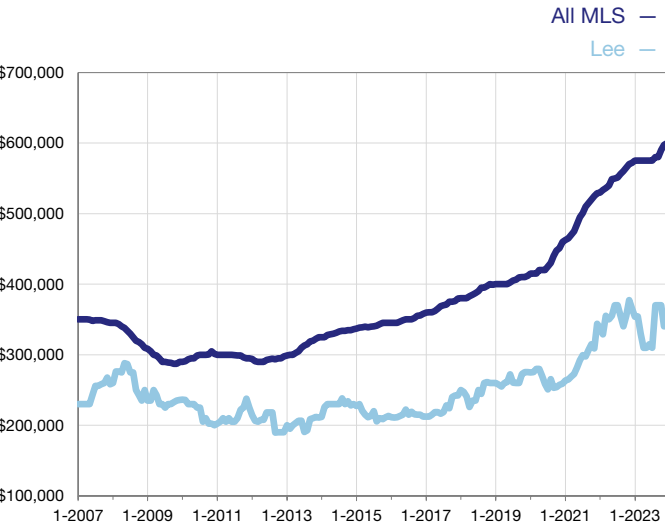
Single-Family Properties	December			Year to Date		
Key Metrics	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	41	47	+ 14.6%
Closed Sales	5	2	- 60.0%	44	44	0.0%
Median Sales Price*	\$247,500	\$542,500	+ 119.2%	\$365,000	\$345,000	- 5.5%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.7%	--	--	--
Cumulative Days on Market Until Sale	169	200	+ 18.3%	111	102	- 8.1%
Percent of Original List Price Received*	92.3%	85.2%	- 7.7%	97.4%	94.5%	- 3.0%
New Listings	3	2	- 33.3%	55	67	+ 21.8%

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

Condominium Properties	December			Year to Date		
Key Metrics	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	11	5	- 54.5%
Closed Sales	0	2	--	12	4	- 66.7%
Median Sales Price*	\$0	\$477,000	--	\$355,950	\$524,500	+ 47.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	169	--	79	314	+ 297.5%
Percent of Original List Price Received*	0.0%	94.2%	--	99.6%	96.8%	- 2.8%
New Listings	0	1	--	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

