

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

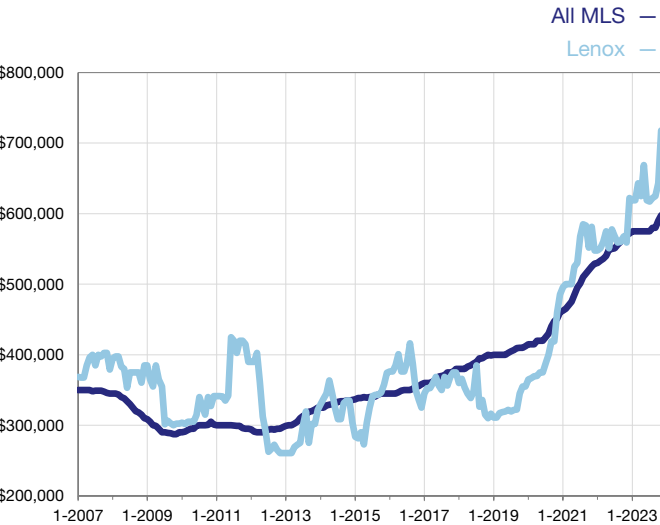
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$750,000	\$1,111,000	+ 48.1%	\$750,000	\$1,111,000	+ 48.1%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	184	102	- 44.6%	184	102	- 44.6%
Percent of Original List Price Received*	83.8%	89.8%	+ 7.2%	83.8%	89.8%	+ 7.2%
New Listings	4	3	- 25.0%	4	3	- 25.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	0	2	--
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$518,750	\$1,675,000	+ 222.9%	\$518,750	\$1,675,000	+ 222.9%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	3.0	0.9	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	103	176	+ 70.9%	103	176	+ 70.9%
Percent of Original List Price Received*	96.2%	93.0%	- 3.3%	96.2%	93.0%	- 3.3%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

* 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

