

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

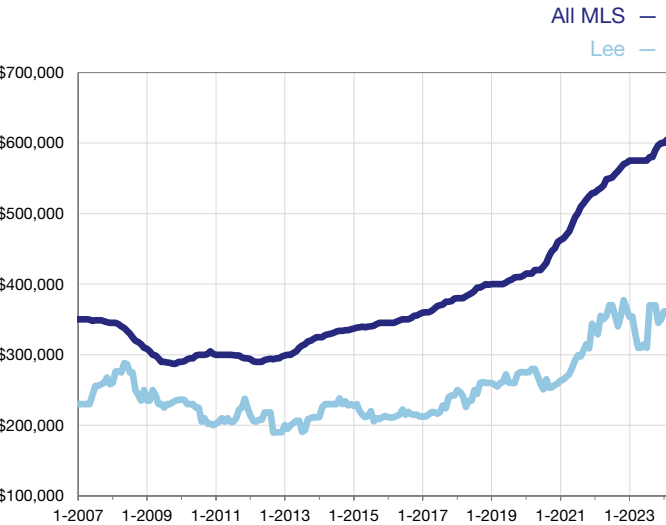
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	3	- 50.0%	11	7	- 36.4%
Closed Sales	0	3	--	3	8	+ 166.7%
Median Sales Price*	\$0	\$440,000	--	\$270,000	\$410,000	+ 51.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	72	--	129	109	- 15.5%
Percent of Original List Price Received*	0.0%	97.8%	--	86.4%	93.0%	+ 7.6%
New Listings	4	0	- 100.0%	10	4	- 60.0%

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

Condominium Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$942,000	\$1,550,000	+ 64.5%	\$942,000	\$1,075,000	+ 14.1%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	3.2	--	--	--	--
Cumulative Days on Market Until Sale	840	357	- 57.5%	840	215	- 74.4%
Percent of Original List Price Received*	101.8%	83.8%	- 17.7%	101.8%	90.0%	- 11.6%
New Listings	0	3	--	1	3	+ 200.0%

* 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

