

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

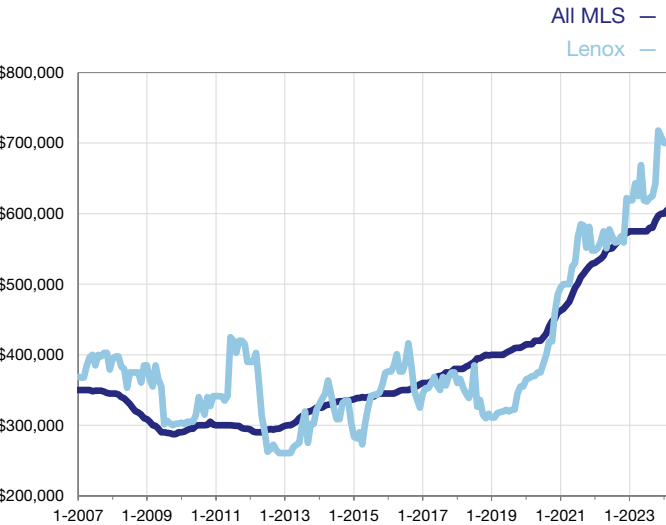
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	1	- 75.0%	8	3	- 62.5%
Closed Sales	0	4	--	1	7	+ 600.0%
Median Sales Price*	\$0	\$1,299,500	--	\$750,000	\$1,111,000	+ 48.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	0	141	--	184	125	- 32.1%
Percent of Original List Price Received*	0.0%	94.3%	--	83.8%	92.3%	+ 10.1%
New Listings	4	2	- 50.0%	8	5	- 37.5%

* 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	3	2	- 33.3%	3	5	+ 66.7%
Closed Sales	2	2	0.0%	4	5	+ 25.0%
Median Sales Price*	\$801,500	\$1,266,500	+ 58.0%	\$712,500	\$1,675,000	+ 135.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	68	131	+ 92.6%	86	158	+ 83.7%
Percent of Original List Price Received*	104.0%	96.9%	- 6.8%	100.1%	94.6%	- 5.5%
New Listings	4	4	0.0%	7	8	+ 14.3%

* 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

