

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

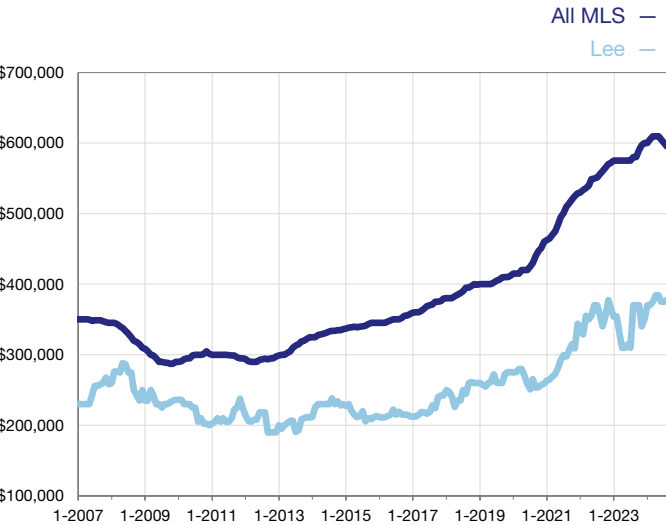
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	3	- 25.0%	37	29	- 21.6%
Closed Sales				7	5	- 28.6%	34	32	- 5.9%
Median Sales Price*				\$370,000	\$450,000	+ 21.6%	\$330,500	\$417,500	+ 26.3%
Inventory of Homes for Sale				20	14	- 30.0%	--	--	--
Months Supply of Inventory				4.2	3.9	- 7.1%	--	--	--
Cumulative Days on Market Until Sale				56	63	+ 12.5%	99	114	+ 15.2%
Percent of Original List Price Received*				96.7%	91.3%	- 5.6%	94.2%	91.7%	- 2.7%
New Listings				4	4	0.0%	51	40	- 21.6%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	1	0.0%	3	6	+ 100.0%
Closed Sales				0	0	--	3	7	+ 133.3%
Median Sales Price*				\$0	\$0	--	\$415,000	\$600,000	+ 44.6%
Inventory of Homes for Sale				2	1	- 50.0%	--	--	--
Months Supply of Inventory				2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	330	108	- 67.3%
Percent of Original List Price Received*				0.0%	0.0%	--	96.4%	104.6%	+ 8.5%
New Listings				1	0	- 100.0%	5	7	+ 40.0%

* 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

