

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

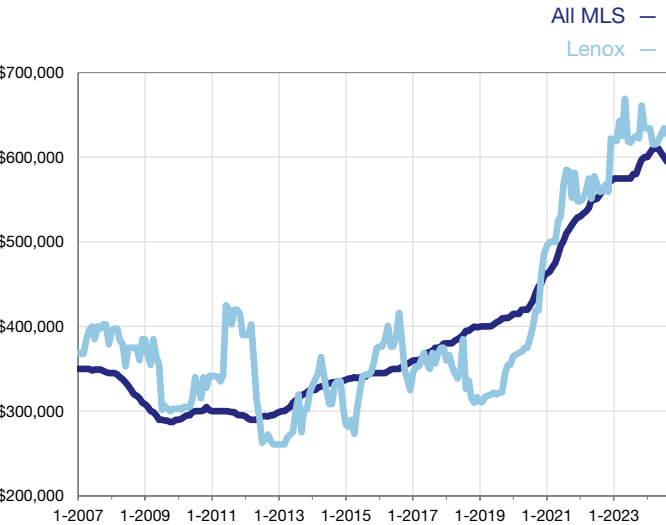
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	31	27	- 12.9%
Closed Sales	7	1	- 85.7%	27	25	- 7.4%
Median Sales Price*	\$989,900	\$546,500	- 44.8%	\$700,000	\$674,900	- 3.6%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	6.1	5.0	- 18.0%	--	--	--
Cumulative Days on Market Until Sale	70	47	- 32.9%	98	83	- 15.3%
Percent of Original List Price Received*	98.0%	99.5%	+ 1.5%	95.6%	95.4%	- 0.2%
New Listings	16	10	- 37.5%	49	44	- 10.2%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	26	12	- 53.8%
Closed Sales	3	0	- 100.0%	22	14	- 36.4%
Median Sales Price*	\$346,500	\$0	- 100.0%	\$340,750	\$321,500	- 5.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	49	0	- 100.0%	89	84	- 5.6%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	100.7%	99.6%	- 1.1%
New Listings	5	4	- 20.0%	31	21	- 32.3%

* 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

