

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lenox

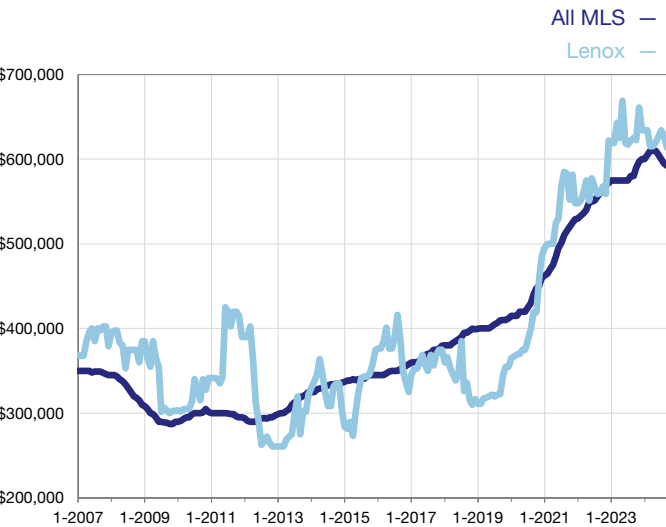
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	38	33	- 13.2%
Closed Sales	2	3	+ 50.0%	29	28	- 3.4%
Median Sales Price*	\$769,000	\$650,000	- 15.5%	\$718,000	\$662,450	- 7.7%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	5.3	4.6	- 13.2%	--	--	--
Cumulative Days on Market Until Sale	46	175	+ 280.4%	95	93	- 2.1%
Percent of Original List Price Received*	98.0%	81.3%	- 17.0%	95.8%	93.9%	- 2.0%
New Listings	3	3	0.0%	52	49	- 5.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	29	19	- 34.5%
Closed Sales	4	4	0.0%	26	18	- 30.8%
Median Sales Price*	\$342,750	\$935,000	+ 172.8%	\$341,250	\$466,500	+ 36.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	78	68	- 12.8%	87	80	- 8.0%
Percent of Original List Price Received*	101.2%	96.2%	- 4.9%	100.7%	98.9%	- 1.8%
New Listings	0	5	--	31	25	- 19.4%

\* 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

