

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	40	37	- 7.5%
Closed Sales	2	5	+ 150.0%	41	37	- 9.8%
Median Sales Price*	\$349,000	\$330,000	- 5.4%	\$350,000	\$392,000	+ 12.0%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	4.8	4.6	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	160	77	- 51.9%	98	109	+ 11.2%
Percent of Original List Price Received*	87.8%	94.9%	+ 8.1%	94.6%	92.1%	- 2.6%
New Listings	4	3	- 25.0%	58	55	- 5.2%

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

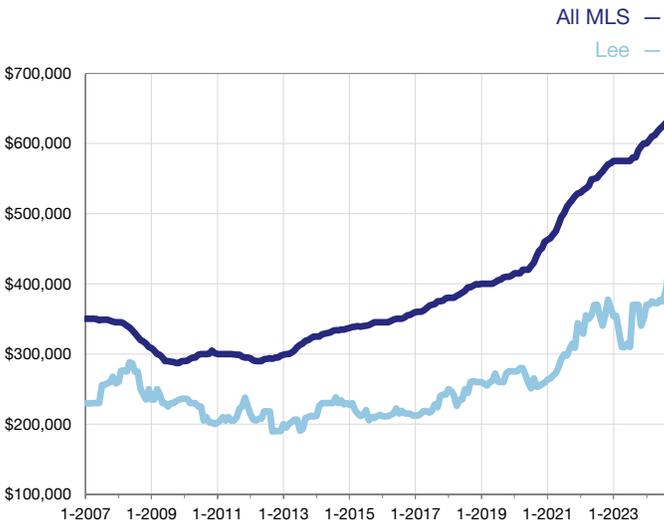
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	6	+ 100.0%
Closed Sales	0	1	--	3	9	+ 200.0%
Median Sales Price*	\$0	\$250,000	--	\$415,000	\$450,000	+ 8.4%
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	276	--	330	122	- 63.0%
Percent of Original List Price Received*	0.0%	79.4%	--	96.4%	101.3%	+ 5.1%
New Listings	0	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

