

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

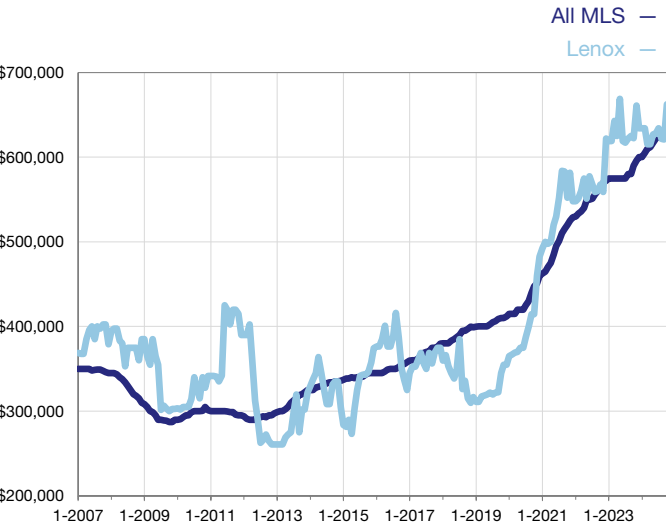
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	42	37	- 11.9%
Closed Sales	7	3	- 57.1%	36	31	- 13.9%
Median Sales Price*	\$607,500	\$780,000	+ 28.4%	\$647,500	\$674,900	+ 4.2%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	4.3	4.6	+ 7.0%	--	--	--
Cumulative Days on Market Until Sale	52	79	+ 51.9%	87	92	+ 5.7%
Percent of Original List Price Received*	99.2%	90.7%	- 8.6%	96.5%	93.6%	- 3.0%
New Listings	3	4	+ 33.3%	55	53	- 3.6%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	29	22	- 24.1%
Closed Sales	6	4	- 33.3%	32	22	- 31.3%
Median Sales Price*	\$356,450	\$1,075,000	+ 201.6%	\$349,750	\$600,000	+ 71.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	94	74	- 21.3%	88	79	- 10.2%
Percent of Original List Price Received*	96.7%	91.2%	- 5.7%	100.0%	97.5%	- 2.5%
New Listings	2	2	0.0%	33	27	- 18.2%

* 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

