

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

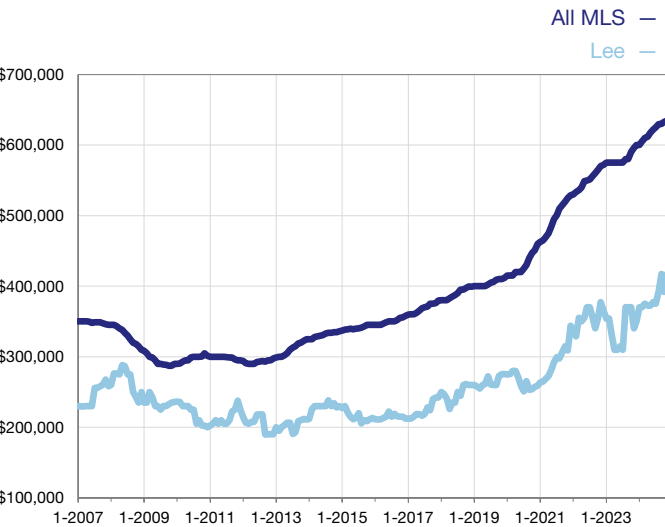
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	4	0.0%	44	43	- 2.3%
Closed Sales				1	5	+ 400.0%	42	43	+ 2.4%
Median Sales Price*				\$260,000	\$482,000	+ 85.4%	\$345,000	\$420,000	+ 21.7%
Inventory of Homes for Sale				18	11	- 38.9%	--	--	--
Months Supply of Inventory				4.1	2.9	- 29.3%	--	--	--
Cumulative Days on Market Until Sale				55	45	- 18.2%	97	100	+ 3.1%
Percent of Original List Price Received*				110.6%	96.5%	- 12.7%	95.0%	92.8%	- 2.3%
New Listings				5	2	- 60.0%	63	56	- 11.1%

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

Condominium Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	0	- 100.0%	5	6	+ 20.0%
Closed Sales				0	0	--	3	9	+ 200.0%
Median Sales Price*				\$0	\$0	--	\$415,000	\$450,000	+ 8.4%
Inventory of Homes for Sale				2	1	- 50.0%	--	--	--
Months Supply of Inventory				1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	330	122	- 63.0%
Percent of Original List Price Received*				0.0%	0.0%	--	96.4%	101.3%	+ 5.1%
New Listings				2	0	- 100.0%	7	7	0.0%

* 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

