

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

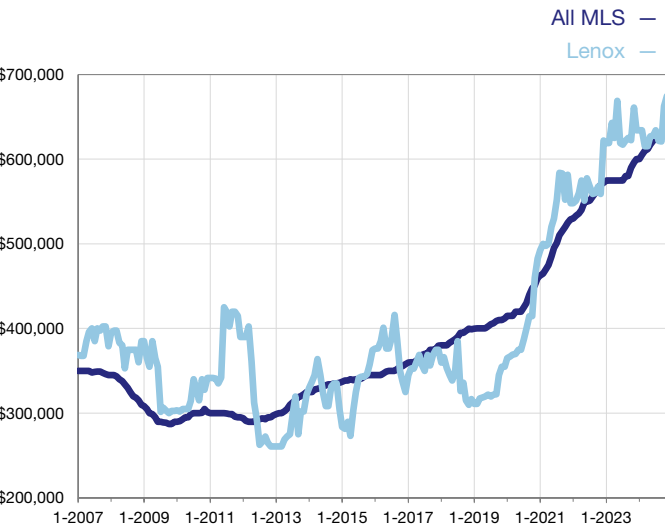
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	44	37	- 15.9%
Closed Sales	6	4	- 33.3%	42	35	- 16.7%
Median Sales Price*	\$656,250	\$732,500	+ 11.6%	\$647,500	\$674,900	+ 4.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	4.0	3.9	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	78	113	+ 44.9%	85	94	+ 10.6%
Percent of Original List Price Received*	91.8%	88.8%	- 3.3%	95.8%	93.0%	- 2.9%
New Listings	1	0	- 100.0%	56	52	- 7.1%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	30	24	- 20.0%
Closed Sales	1	2	+ 100.0%	33	24	- 27.3%
Median Sales Price*	\$1,037,203	\$572,500	- 44.8%	\$350,000	\$600,000	+ 71.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	0	72	--	88	79	- 10.2%
Percent of Original List Price Received*	112.1%	95.9%	- 14.5%	100.4%	97.3%	- 3.1%
New Listings	1	2	+ 100.0%	34	30	- 11.8%

* 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

