

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

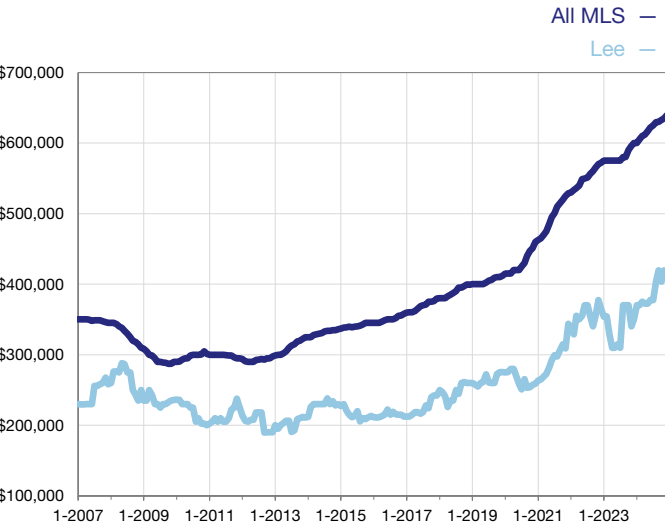
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	47	47	0.0%
Closed Sales	1	6	+ 500.0%	43	49	+ 14.0%
Median Sales Price*	\$765,000	\$392,500	- 48.7%	\$350,000	\$415,000	+ 18.6%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	3.3	1.8	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	183	75	- 59.0%	99	97	- 2.0%
Percent of Original List Price Received*	82.7%	94.2%	+ 13.9%	94.7%	92.9%	- 1.9%
New Listings	1	2	+ 100.0%	64	59	- 7.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	6	6	0.0%
Closed Sales	2	0	- 100.0%	5	9	+ 80.0%
Median Sales Price*	\$477,000	\$0	- 100.0%	\$415,000	\$450,000	+ 8.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	169	0	- 100.0%	265	122	- 54.0%
Percent of Original List Price Received*	94.2%	0.0%	- 100.0%	95.5%	101.3%	+ 6.1%
New Listings	1	0	- 100.0%	8	7	- 12.5%

* 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

