

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

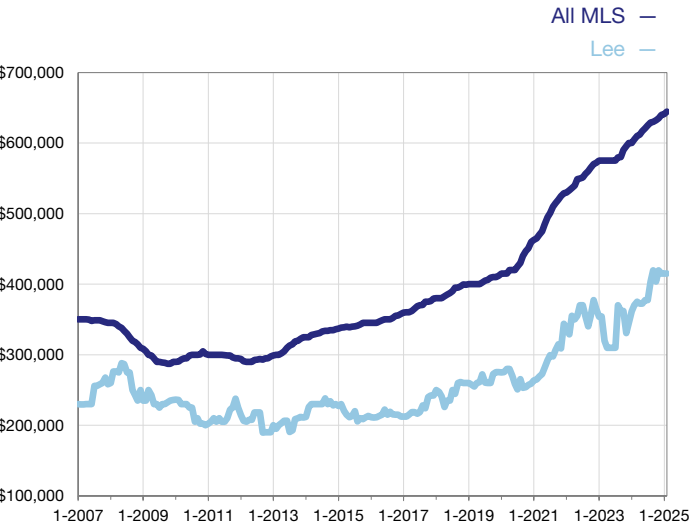
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| Key Metrics | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 3 | 0 | - 100.0% | 7 | 2 | - 71.4% |
| Closed Sales | 3 | 3 | 0.0% | 8 | 7 | - 12.5% |
| Median Sales Price* | \$440,000 | \$540,000 | + 22.7% | \$410,000 | \$331,000 | - 19.3% |
| Inventory of Homes for Sale | 13 | 9 | - 30.8% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 2.4 | - 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 72 | 160 | + 122.2% | 109 | 107 | - 1.8% |
| Percent of Original List Price Received* | 97.8% | 91.2% | - 6.7% | 93.0% | 95.1% | + 2.3% |
| New Listings | 0 | 3 | -- | 8 | 5 | - 37.5% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|-------------|------|----------|--------------|------|----------|
| Key Metrics | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Median Sales Price* | \$1,550,000 | \$0 | - 100.0% | \$1,075,000 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 1.7 | - 57.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 357 | 0 | - 100.0% | 215 | 0 | - 100.0% |
| Percent of Original List Price Received* | 83.8% | 0.0% | - 100.0% | 90.0% | 0.0% | - 100.0% |
| New Listings | 3 | 0 | - 100.0% | 3 | 1 | - 66.7% |

* 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

