

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

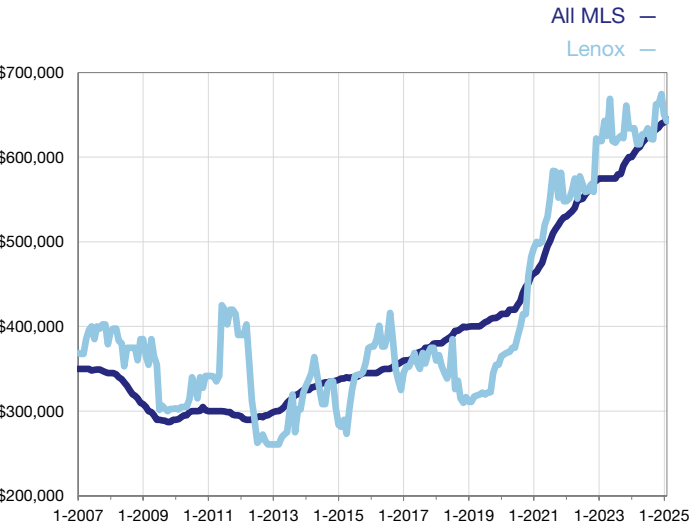
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	4	3	- 25.0%	7	5	- 28.6%
Median Sales Price*	\$1,299,500	\$600,000	- 53.8%	\$1,111,000	\$600,000	- 46.0%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	141	97	- 31.2%	125	142	+ 13.6%
Percent of Original List Price Received*	94.3%	98.1%	+ 4.0%	92.3%	91.9%	- 0.4%
New Listings	2	2	0.0%	5	4	- 20.0%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	6	4	- 33.3%
Closed Sales	2	4	+ 100.0%	5	5	0.0%
Median Sales Price*	\$1,266,500	\$268,850	- 78.8%	\$1,675,000	\$199,000	- 88.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	131	67	- 48.9%	158	76	- 51.9%
Percent of Original List Price Received*	96.9%	96.6%	- 0.3%	94.6%	103.8%	+ 9.7%
New Listings	4	4	0.0%	9	5	- 44.4%

* 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

