

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lee

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	0	- 100.0%	47	42	- 10.6%
Closed Sales	6	1	- 83.3%	49	46	- 6.1%
Median Sales Price*	\$392,500	<b>\$423,000</b>	+ 7.8%	\$415,000	<b>\$448,000</b>	+ 8.0%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	75	134	+ 78.7%	97	101	+ 4.1%
Percent of Original List Price Received*	94.2%	71.8%	- 23.8%	92.9%	94.6%	+ 1.8%
New Listings	2	1	- 50.0%	60	54	- 10.0%

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

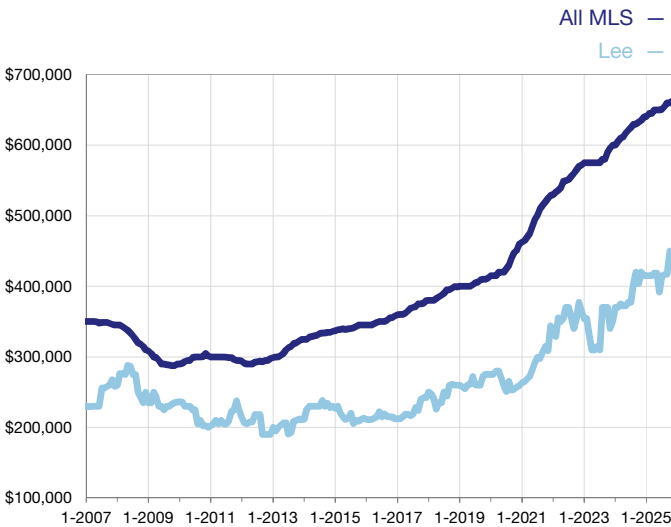
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	0	0	--	9	8	- 11.1%
Median Sales Price*	\$0	<b>\$0</b>	--	\$450,000	<b>\$521,250</b>	+ 15.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	122	73	- 40.2%
Percent of Original List Price Received*	0.0%	0.0%	--	101.3%	97.2%	- 4.0%
New Listings	0	0	--	7	12	+ 71.4%

\* 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

