

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	39	41	+ 5.1%
Closed Sales	5	4	- 20.0%	40	36	- 10.0%
Median Sales Price*	\$915,000	\$1,000,000	+ 9.3%	\$674,950	\$615,125	- 8.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	3.7	1.9	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	117	78	- 33.3%	97	103	+ 6.2%
Percent of Original List Price Received*	87.4%	93.2%	+ 6.6%	92.3%	95.6%	+ 3.6%
New Listings	3	1	- 66.7%	56	56	0.0%

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

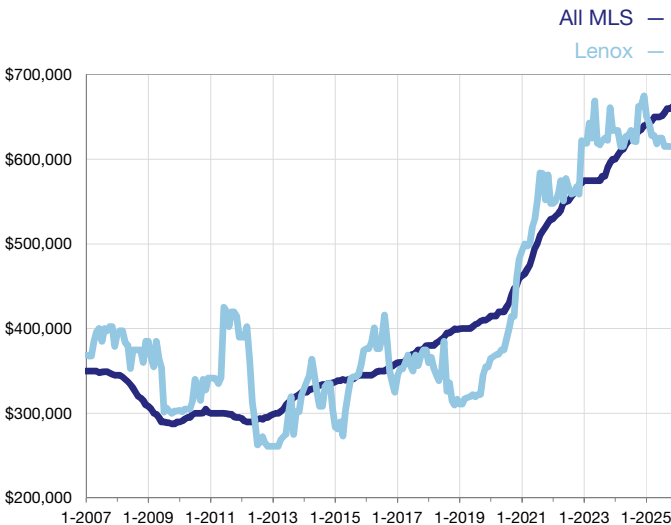
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	26	37	+ 42.3%
Closed Sales	3	2	- 33.3%	27	39	+ 44.4%
Median Sales Price*	\$292,000	\$970,000	+ 232.2%	\$545,000	\$355,000	- 34.9%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	72	83	+ 15.3%	78	75	- 3.8%
Percent of Original List Price Received*	104.4%	91.2%	- 12.6%	98.1%	96.6%	- 1.5%
New Listings	2	3	+ 50.0%	32	40	+ 25.0%

* 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

