

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	3	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$600,000	\$0	- 100.0%	\$600,000	\$725,000	+ 20.8%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	3.8	3.2	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	97	0	- 100.0%	142	91	- 35.9%
Percent of Original List Price Received*	98.1%	0.0%	- 100.0%	91.9%	98.1%	+ 6.7%
New Listings	2	3	+ 50.0%	4	5	+ 25.0%

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

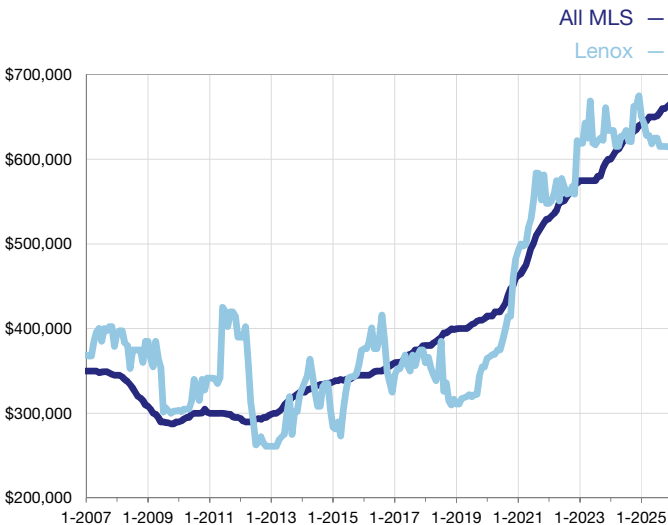
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	0	- 100.0%	5	2	- 60.0%
Closed Sales	4	1	- 75.0%	5	2	- 60.0%
Median Sales Price*	\$268,850	\$382,000	+ 42.1%	\$199,000	\$311,000	+ 56.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	67	44	- 34.3%	76	124	+ 63.2%
Percent of Original List Price Received*	96.6%	98.2%	+ 1.7%	103.8%	87.4%	- 15.8%
New Listings	4	1	- 75.0%	5	5	0.0%

* 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

