

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	12	6	- 50.0%
Closed Sales	4	4	0.0%	12	6	- 50.0%
Median Sales Price*	\$432,000	\$467,500	+ 8.2%	\$378,400	\$415,000	+ 9.7%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	43	106	+ 146.5%	84	117	+ 39.3%
Percent of Original List Price Received*	97.9%	93.9%	- 4.1%	96.0%	93.2%	- 2.9%
New Listings	9	7	- 22.2%	18	15	- 16.7%

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

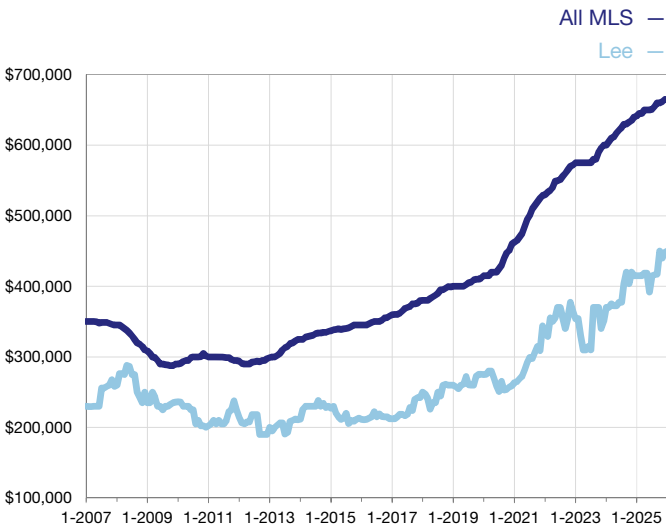
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$295,000	\$1,162,500	+ 294.1%	\$295,000	\$897,250	+ 204.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	111	+ 192.1%	38	168	+ 342.1%
Percent of Original List Price Received*	100.0%	93.0%	- 7.0%	100.0%	88.1%	- 11.9%
New Listings	2	0	- 100.0%	4	1	- 75.0%

* 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

