Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Lee

Single-Family Properties

Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	4	**6**	+ 50.0%	22	**25**	+ 13.6%
Closed Sales	2	**5**	+ 150.0%	20	**17**	- 15.0%
Median Sales Price*	$449,250	**$549,500**	+ 22.3%	$389,500	**$497,500**	+ 27.7%
Inventory of Homes for Sale	18	**15**	- 16.7%	--	--	--
Months Supply of Inventory	5.0	**3.7**	- 26.0%	--	--	--
Cumulative Days on Market Until Sale	81	**90**	+ 11.1%	94	**90**	- 4.3%
Percent of Original List Price Received*	99.6%	**97.7%**	- 1.9%	97.4%	**97.5%**	+ 0.1%
New Listings	4	**9**	+ 125.0%	37	**37**	0.0%

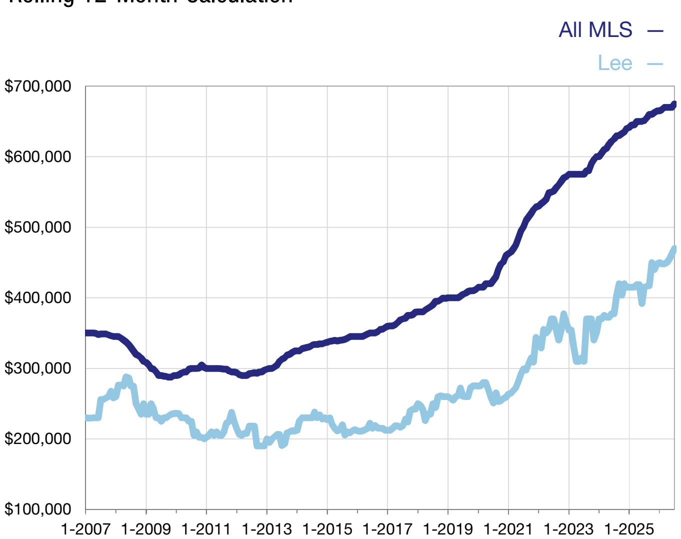
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

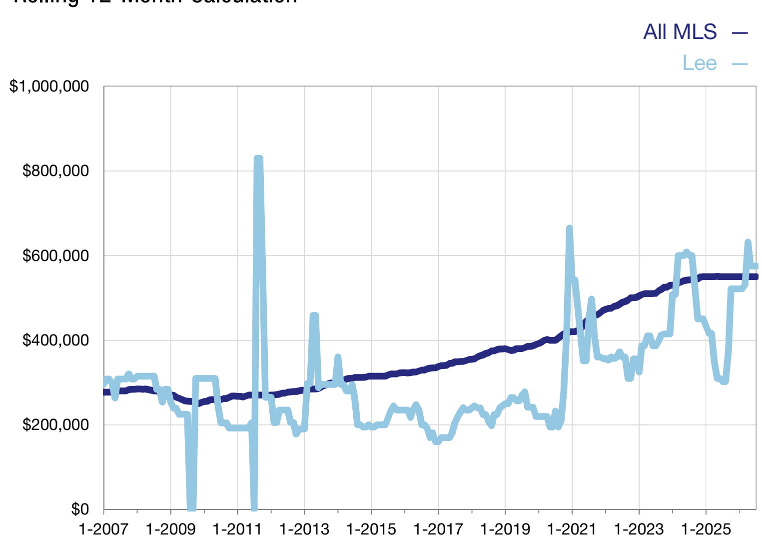
Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	2	**0**	- 100.0%	4	**5**	+ 25.0%
Closed Sales	0	**0**	--	2	**5**	+ 150.0%
Median Sales Price*	$0	**$0**	--	$585,000	**$632,000**	+ 8.0%
Inventory of Homes for Sale	8	**3**	- 62.5%	--	--	--
Months Supply of Inventory	6.4	**2.0**	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	43	**224**	+ 420.9%
Percent of Original List Price Received*	0.0%	**0.0%**	--	98.9%	**88.2%**	- 10.8%
New Listings	4	**0**	- 100.0%	11	**5**	- 54.5%

* 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



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