

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lee

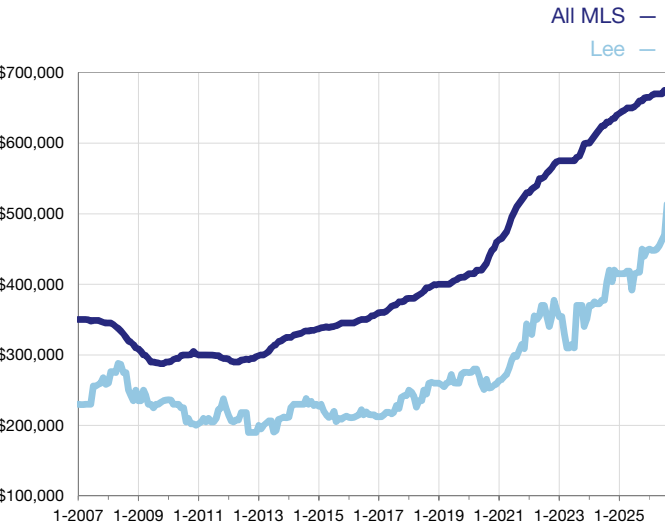
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	3	- 70.0%	32	29	- 9.4%
Closed Sales	8	7	- 12.5%	28	24	- 14.3%
Median Sales Price*	\$482,500	\$562,500	+ 16.6%	\$445,000	\$530,000	+ 19.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	58	67	+ 15.5%	84	84	0.0%
Percent of Original List Price Received*	99.5%	99.3%	- 0.2%	98.0%	98.0%	0.0%
New Listings	8	4	- 50.0%	45	41	- 8.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	7	5	- 28.6%
Closed Sales	0	0	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$585,000	\$632,000	+ 8.0%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
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	1	0	- 100.0%	12	5	- 58.3%

* 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

