

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lenox

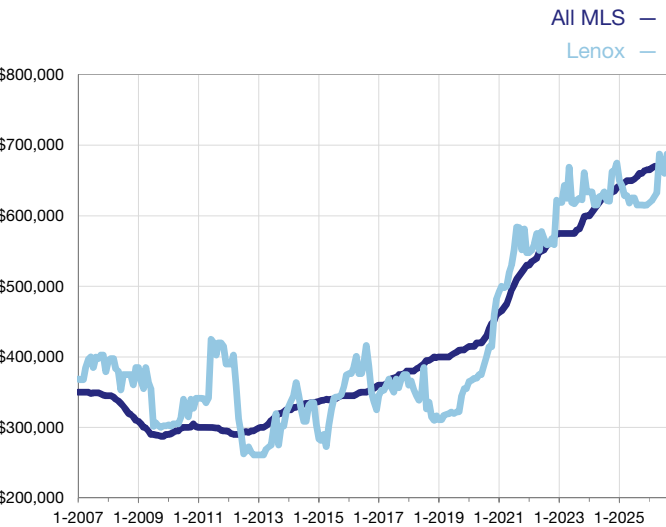
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	26	35	+ 34.6%
Closed Sales	8	7	- 12.5%	22	34	+ 54.5%
Median Sales Price*	\$528,750	\$555,000	+ 5.0%	\$580,000	\$712,500	+ 22.8%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	5.8	4.2	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	77	60	- 22.1%	109	108	- 0.9%
Percent of Original List Price Received*	95.1%	95.9%	+ 0.8%	97.6%	95.5%	- 2.2%
New Listings	5	10	+ 100.0%	42	53	+ 26.2%

* 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	1	1	0.0%	28	13	- 53.6%
Closed Sales	0	2	--	28	11	- 60.7%
Median Sales Price*	\$0	\$352,500	--	\$350,000	\$362,500	+ 3.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	56	--	76	104	+ 36.8%
Percent of Original List Price Received*	0.0%	98.4%	--	97.4%	92.3%	- 5.2%
New Listings	4	1	- 75.0%	32	19	- 40.6%

* 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

