Local Market Update – October 2026

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

Lee

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	40	**43**	+ 7.5%
Closed Sales	9	**6**	- 33.3%	42	**35**	- 16.7%
Median Sales Price*	$465,000	**$345,000**	- 25.8%	$450,000	**$506,500**	+ 12.6%
Inventory of Homes for Sale	10	**9**	- 10.0%	--	--	--
Months Supply of Inventory	2.5	**2.2**	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	138	**68**	- 50.7%	103	**89**	- 13.6%
Percent of Original List Price Received*	91.8%	**96.6%**	+ 5.2%	95.2%	**97.4%**	+ 2.3%
New Listings	3	**4**	+ 33.3%	51	**52**	+ 2.0%

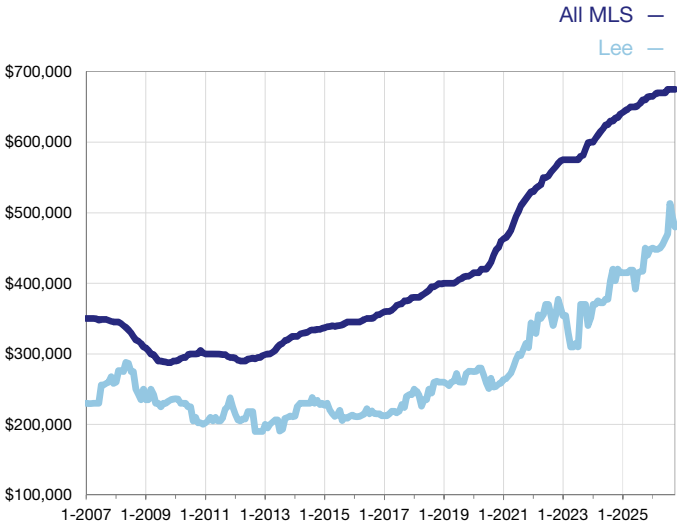
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

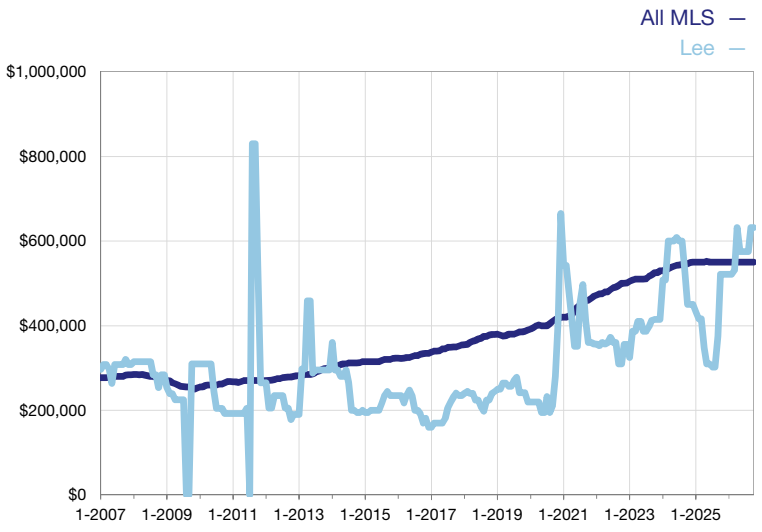
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	8	**5**	- 37.5%
Closed Sales	2	**0**	- 100.0%	8	**5**	- 37.5%
Median Sales Price*	$580,145	**$0**	- 100.0%	$521,250	**$632,000**	+ 21.2%
Inventory of Homes for Sale	5	**3**	- 40.0%	--	--	--
Months Supply of Inventory	3.1	**2.4**	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	120	**0**	- 100.0%	73	**224**	+ 206.8%
Percent of Original List Price Received*	87.5%	**0.0%**	- 100.0%	97.2%	**88.2%**	- 9.3%
New Listings	0	**1**	--	12	**7**	- 41.7%

* 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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