Local Market Update – October 2026

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

Lenox

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**5**	+ 25.0%	33	**43**	+ 30.3%
Closed Sales	2	**6**	+ 200.0%	30	**48**	+ 60.0%
Median Sales Price*	$765,500	**$715,500**	- 6.5%	$610,000	**$742,500**	+ 21.7%
Inventory of Homes for Sale	20	**11**	- 45.0%	--	--	--
Months Supply of Inventory	5.6	**2.5**	- 55.4%	--	--	--
Cumulative Days on Market Until Sale	75	**99**	+ 32.0%	101	**101**	0.0%
Percent of Original List Price Received*	107.1%	**92.0%**	- 14.1%	96.9%	**95.4%**	- 1.5%
New Listings	5	**1**	- 80.0%	52	**59**	+ 13.5%

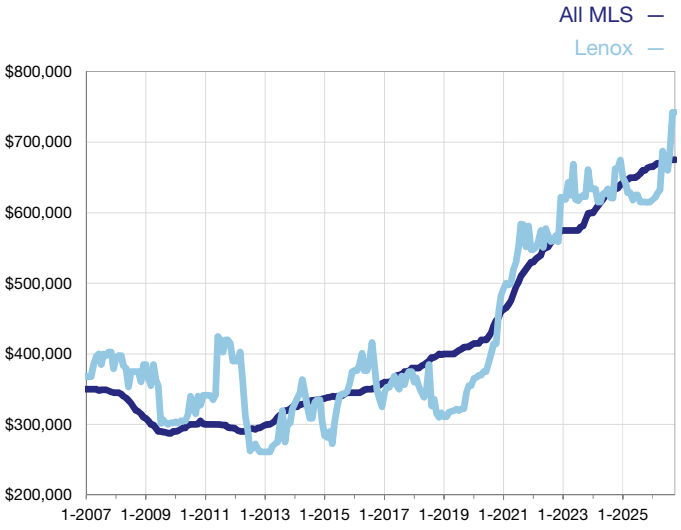
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

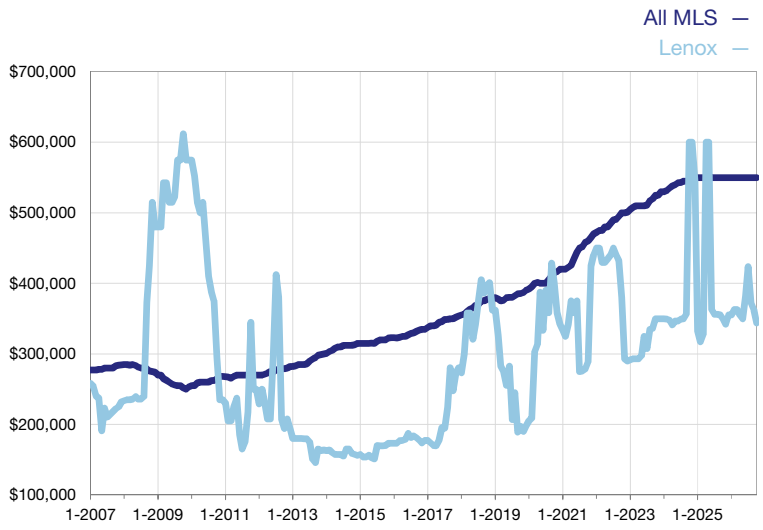
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	33	**16**	- 51.5%
Closed Sales	5	**2**	- 60.0%	35	**16**	- 54.3%
Median Sales Price*	$524,500	**$241,500**	- 54.0%	$355,000	**$343,750**	- 3.2%
Inventory of Homes for Sale	5	**11**	+ 120.0%	--	--	--
Months Supply of Inventory	1.5	**5.5**	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	69	**53**	- 23.2%	74	**110**	+ 48.6%
Percent of Original List Price Received*	96.4%	**97.0%**	+ 0.6%	97.4%	**93.9%**	- 3.6%
New Listings	1	**3**	+ 200.0%	35	**26**	- 25.7%

* 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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