

Lee

Community · MA · Massachusetts > Berkshire County

SELLER'S MARKET

\$513K

MEDIAN SALE PRICE

+60.0%

1-YR CHANGE

69

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



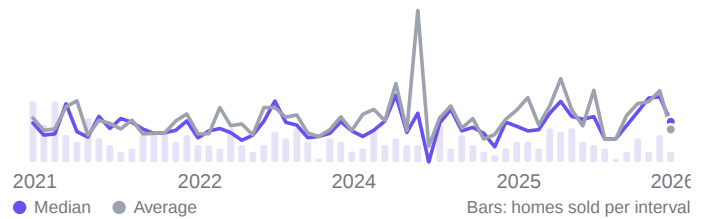
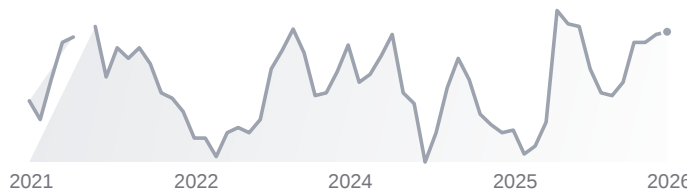
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$380K · Average \$318K

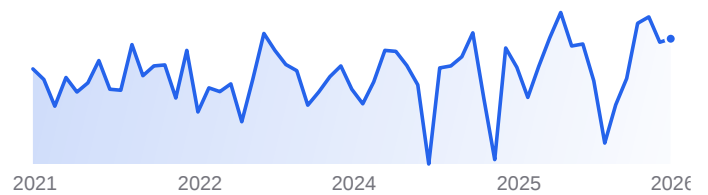
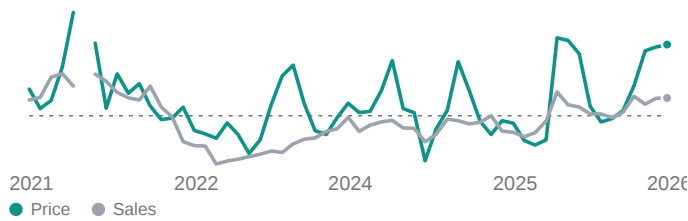


Growth (year over year)

Price +60.0% · Sales +15.0%

Price per square foot

\$291/ft²

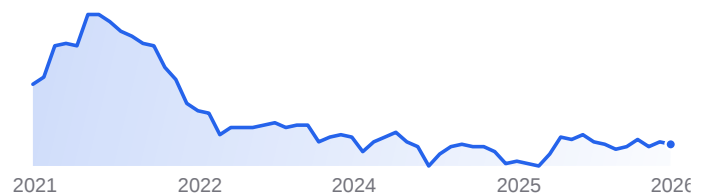
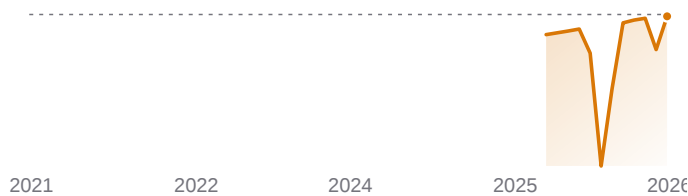


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

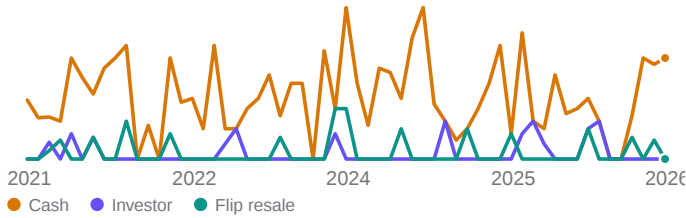
2.9%



BUYERS & OUTCOMES

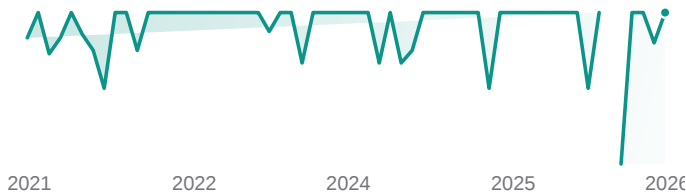
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



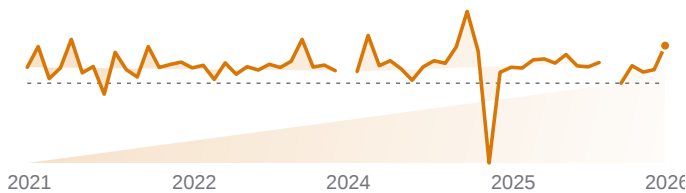
Sellers who sold at a gain

100%

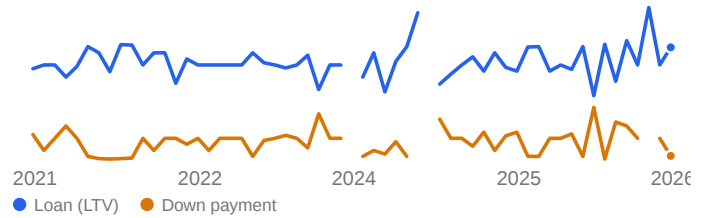


Median annualized return at resale

+8.8%

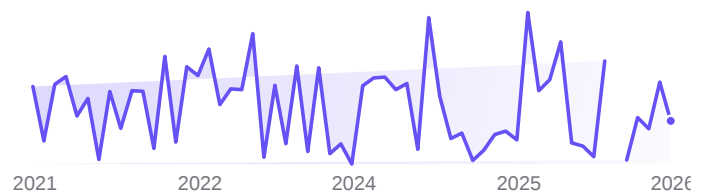


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.5%



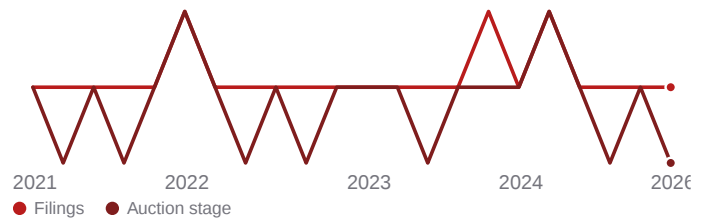
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,374
Median value (AVM)	\$442K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1965
Single family	82%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	72%
Company owned	13%
Median loan-to-value	33%

Typical ownership tenure

17.6 yrs

COMMUNITY

Population	1,834
Density	1,385 / mi ²
Median household income	\$75K
Average household income	\$89K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	53
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	8.2%
Unemployment	1.4%
Average temp	45°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.