

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	378	309	- 18.3%
Closed Sales	34	23	- 32.4%	386	319	- 17.4%
Median Sales Price*	\$1,521,750	<b>\$1,400,000</b>	- 8.0%	\$1,549,500	<b>\$1,590,000</b>	+ 2.6%
Inventory of Homes for Sale	15	32	+ 113.3%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	32	26	- 18.8%
Percent of Original List Price Received*	106.0%	100.2%	- 5.5%	105.9%	106.7%	+ 0.8%
New Listings	5	5	0.0%	420	385	- 8.3%

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

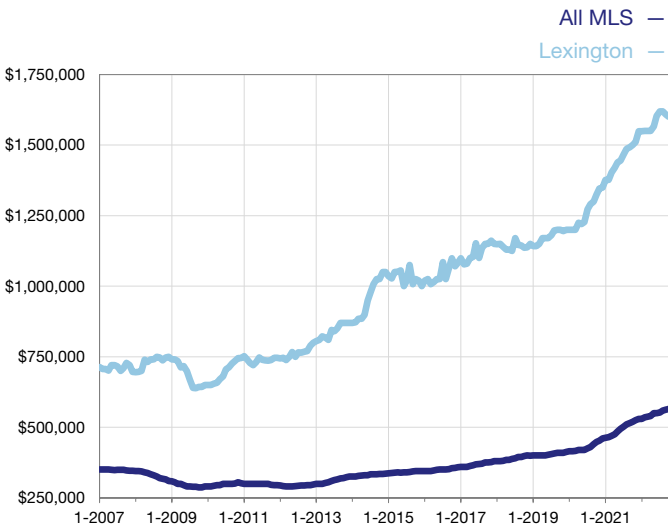
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	3	+ 50.0%	77	65	- 15.6%
Closed Sales	13	2	- 84.6%	77	64	- 16.9%
Median Sales Price*	\$1,200,000	<b>\$632,500</b>	- 47.3%	\$760,000	<b>\$872,500</b>	+ 14.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	31	25	- 19.4%
Percent of Original List Price Received*	100.6%	98.6%	- 2.0%	101.2%	104.1%	+ 2.9%
New Listings	3	3	0.0%	92	71	- 22.8%

\* 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

