

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	10	6	- 40.0%
Closed Sales	15	10	- 33.3%	15	10	- 33.3%
Median Sales Price*	\$1,855,000	<b>\$1,840,000</b>	- 0.8%	\$1,855,000	<b>\$1,840,000</b>	- 0.8%
Inventory of Homes for Sale	17	37	+ 117.6%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	40	134	+ 235.0%	40	134	+ 235.0%
Percent of Original List Price Received*	100.8%	93.8%	- 6.9%	100.8%	93.8%	- 6.9%
New Listings	13	15	+ 15.4%	13	15	+ 15.4%

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

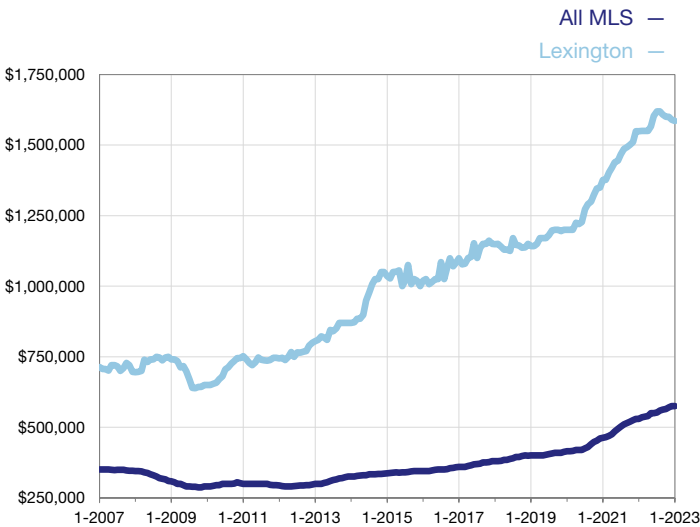
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$1,412,500	<b>\$592,500</b>	- 58.1%	\$1,412,500	<b>\$592,500</b>	- 58.1%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	19	35	+ 84.2%
Percent of Original List Price Received*	99.0%	99.4%	+ 0.4%	99.0%	99.4%	+ 0.4%
New Listings	6	1	- 83.3%	6	1	- 83.3%

\* 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

