Local Market Update – July 2018

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

Lexington

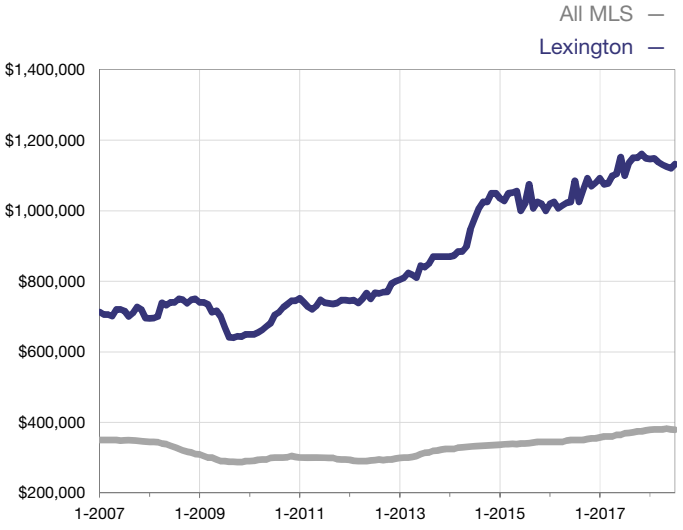
Single-Family Properties	July			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	29	**30**	+ 3.4%	221	**209**	- 5.4%
Closed Sales	37	**50**	+ 35.1%	185	**168**	- 9.2%
Median Sales Price*	$1,001,000	**$1,251,500**	+ 25.0%	$1,152,500	**$1,178,500**	+ 2.3%
Inventory of Homes for Sale	60	**47**	- 21.7%	--	--	--
Months Supply of Inventory	2.0	**1.8**	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	43	**34**	- 20.9%	55	**38**	- 30.9%
Percent of Original List Price Received*	99.4%	**102.0%**	+ 2.6%	99.7%	**101.6%**	+ 1.9%
New Listings	28	**29**	+ 3.6%	265	**268**	+ 1.1%

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

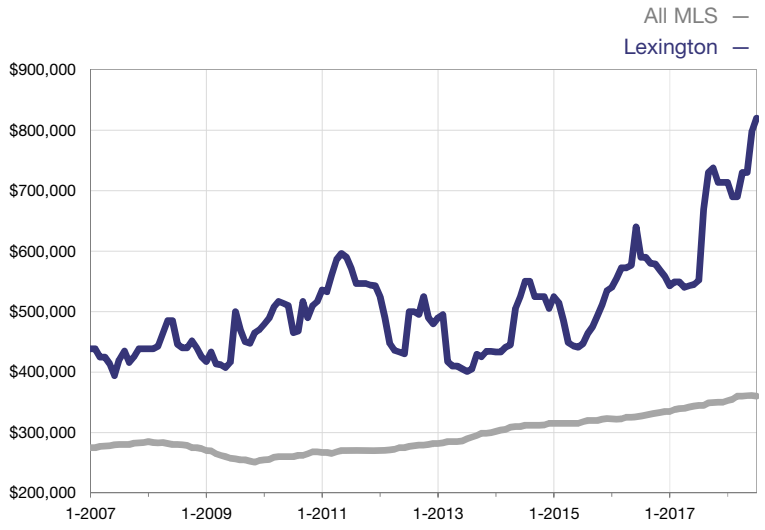
Condominium Properties	July			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	3	**5**	+ 66.7%	46	**30**	- 34.8%
Closed Sales	11	**9**	- 18.2%	33	**27**	- 18.2%
Median Sales Price*	$775,000	**$668,000**	- 13.8%	$578,000	**$700,000**	+ 21.1%
Inventory of Homes for Sale	4	**5**	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	**0.9**	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	25	**19**	- 24.0%	23	**35**	+ 52.2%
Percent of Original List Price Received*	101.8%	**101.1%**	- 0.7%	101.4%	**101.8%**	+ 0.4%
New Listings	5	**7**	+ 40.0%	53	**38**	- 28.3%

* 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



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