

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	30	25	- 16.7%	209	213	+ 1.9%
Closed Sales	50	43	- 14.0%	169	171	+ 1.2%
Median Sales Price*	\$1,251,500	\$1,240,000	- 0.9%	\$1,182,000	\$1,200,000	+ 1.5%
Inventory of Homes for Sale	51	82	+ 60.8%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--
Cumulative Days on Market Until Sale	34	43	+ 26.5%	38	46	+ 21.1%
Percent of Original List Price Received*	102.0%	99.7%	- 2.3%	101.5%	100.0%	- 1.5%
New Listings	29	34	+ 17.2%	268	311	+ 16.0%

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

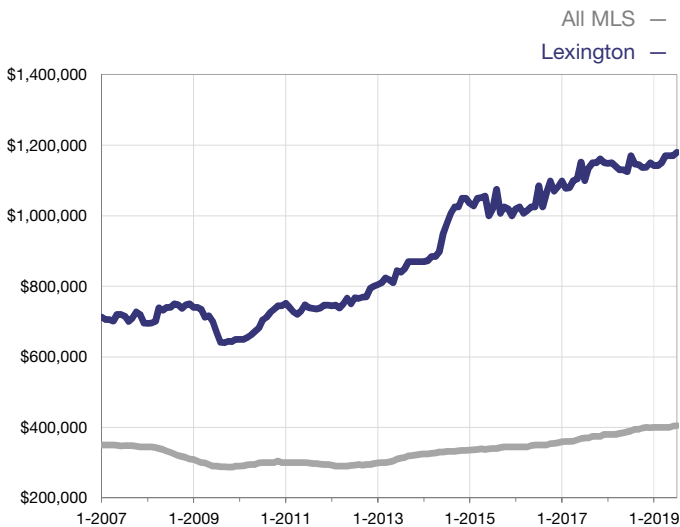
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	4	- 20.0%	30	38	+ 26.7%
Closed Sales	9	12	+ 33.3%	27	29	+ 7.4%
Median Sales Price*	\$668,000	\$800,000	+ 19.8%	\$700,000	\$685,000	- 2.1%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	35	32	- 8.6%
Percent of Original List Price Received*	101.1%	102.8%	+ 1.7%	101.8%	101.7%	- 0.1%
New Listings	7	9	+ 28.6%	38	49	+ 28.9%

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

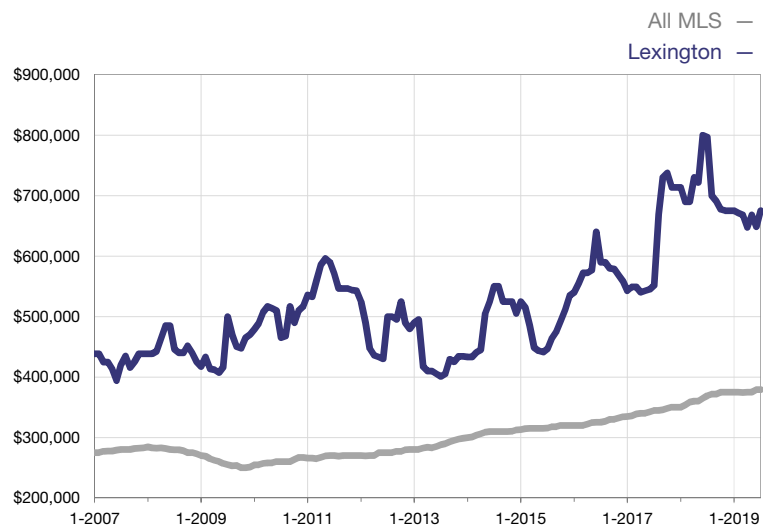
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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