

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	46	+ 142.1%	78	131	+ 67.9%
Closed Sales	22	38	+ 72.7%	69	89	+ 29.0%
Median Sales Price*	\$1,347,500	\$1,510,000	+ 12.1%	\$1,230,000	\$1,557,500	+ 26.6%
Inventory of Homes for Sale	68	42	- 38.2%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	48	38	- 20.8%	79	46	- 41.8%
Percent of Original List Price Received*	99.2%	104.0%	+ 4.8%	97.8%	102.3%	+ 4.6%
New Listings	30	59	+ 96.7%	124	154	+ 24.2%

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

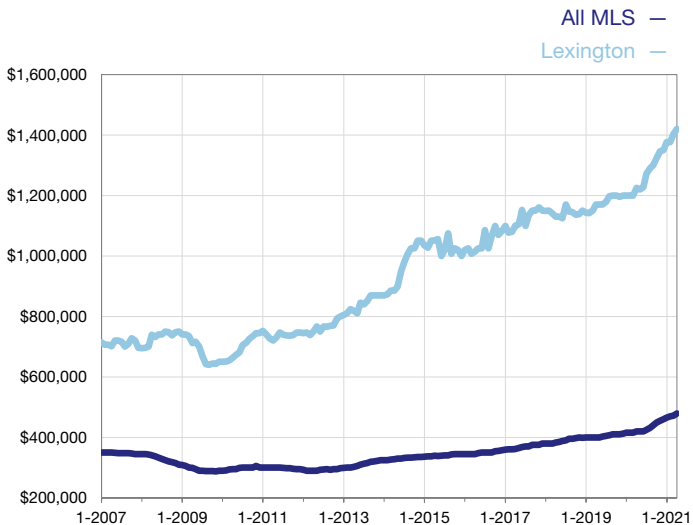
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	17	20	+ 17.6%
Closed Sales	5	9	+ 80.0%	17	19	+ 11.8%
Median Sales Price*	\$635,000	\$760,000	+ 19.7%	\$940,000	\$700,000	- 25.5%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	51	19	- 62.7%	59	25	- 57.6%
Percent of Original List Price Received*	100.2%	100.9%	+ 0.7%	99.3%	100.9%	+ 1.6%
New Listings	3	10	+ 233.3%	24	30	+ 25.0%

* 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

