

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	47	52	+ 10.6%	125	183	+ 46.4%
Closed Sales	16	25	+ 56.3%	85	114	+ 34.1%
Median Sales Price*	\$1,261,720	\$1,685,000	+ 33.5%	\$1,230,000	\$1,590,781	+ 29.3%
Inventory of Homes for Sale	85	27	- 68.2%	--	--	--
Months Supply of Inventory	3.3	0.8	- 75.8%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	71	43	- 39.4%
Percent of Original List Price Received*	102.4%	104.8%	+ 2.3%	98.6%	102.9%	+ 4.4%
New Listings	66	41	- 37.9%	190	195	+ 2.6%

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

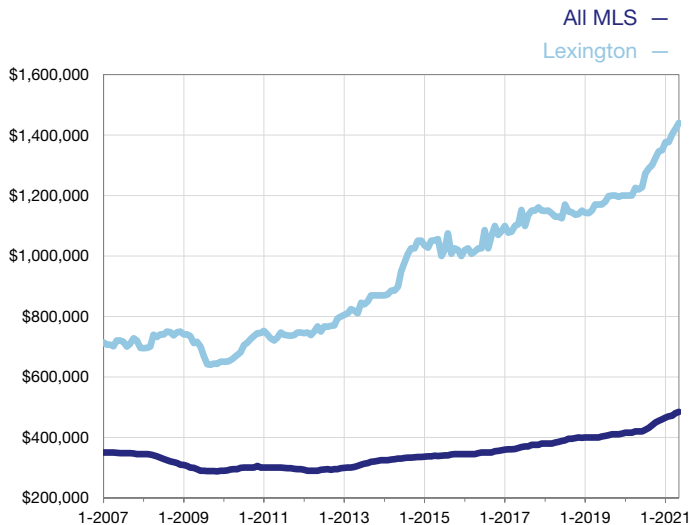
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	9	+ 80.0%	22	29	+ 31.8%
Closed Sales	1	2	+ 100.0%	18	21	+ 16.7%
Median Sales Price*	\$608,000	\$1,263,000	+ 107.7%	\$925,000	\$760,000	- 17.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	57	25	- 56.1%
Percent of Original List Price Received*	103.1%	100.8%	- 2.2%	99.6%	100.9%	+ 1.3%
New Listings	2	9	+ 350.0%	26	38	+ 46.2%

* 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

