

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	24	+ 4.3%	364	301	- 17.3%
Closed Sales	29	29	0.0%	352	295	- 16.2%
Median Sales Price*	\$1,570,000	\$1,500,000	- 4.5%	\$1,549,500	\$1,600,000	+ 3.3%
Inventory of Homes for Sale	29	39	+ 34.5%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	32	25	- 21.9%
Percent of Original List Price Received*	108.8%	100.4%	- 7.7%	105.8%	107.3%	+ 1.4%
New Listings	21	16	- 23.8%	415	380	- 8.4%

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

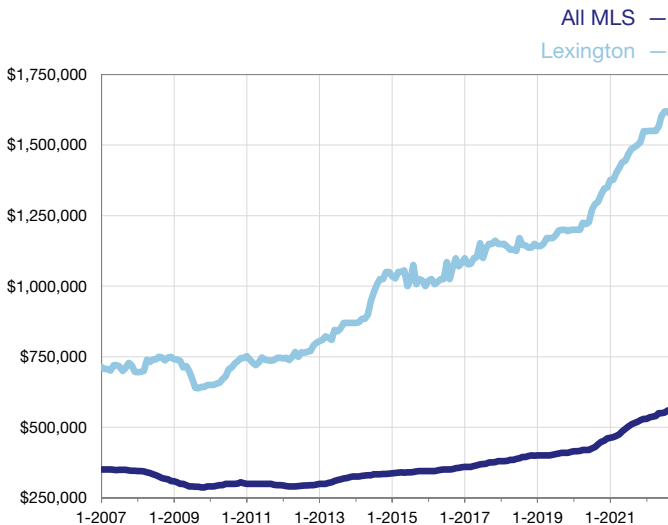
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	8	0.0%	75	64	- 14.7%
Closed Sales	6	5	- 16.7%	64	62	- 3.1%
Median Sales Price*	\$695,000	\$537,000	- 22.7%	\$740,500	\$887,000	+ 19.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	50	53	+ 6.0%	31	25	- 19.4%
Percent of Original List Price Received*	100.9%	93.8%	- 7.0%	101.3%	104.2%	+ 2.9%
New Listings	5	2	- 60.0%	89	68	- 23.6%

* 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

