

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	18	+ 28.6%	24	21	- 12.5%
Closed Sales	13	5	- 61.5%	28	15	- 46.4%
Median Sales Price*	\$2,000,000	\$2,122,500	+ 6.1%	\$1,877,000	\$2,122,500	+ 13.1%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	69	60	- 13.0%	54	109	+ 101.9%
Percent of Original List Price Received*	108.5%	97.3%	- 10.3%	104.4%	94.9%	- 9.1%
New Listings	23	14	- 39.1%	36	29	- 19.4%

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

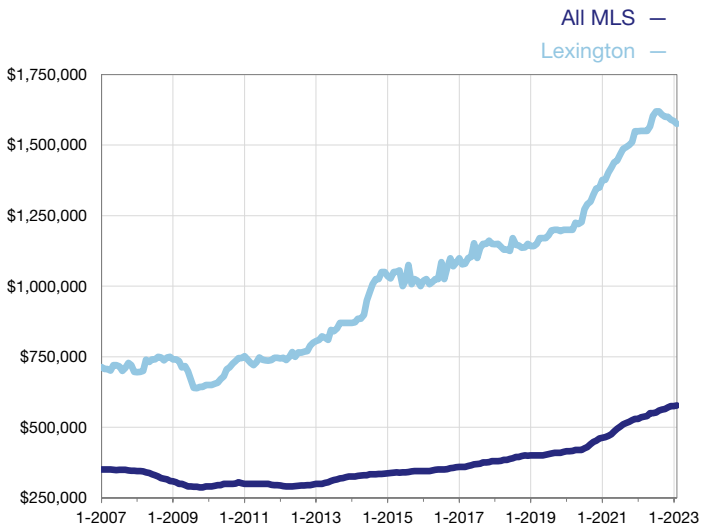
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	15	6	- 60.0%
Closed Sales	5	2	- 60.0%	9	7	- 22.2%
Median Sales Price*	\$950,000	\$785,500	- 17.3%	\$1,400,000	\$592,500	- 57.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.2	--	--	--	--
Cumulative Days on Market Until Sale	35	155	+ 342.9%	28	69	+ 146.4%
Percent of Original List Price Received*	104.2%	98.1%	- 5.9%	101.9%	99.1%	- 2.7%
New Listings	4	4	0.0%	10	5	- 50.0%

* 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

