

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	41	+ 17.1%	59	60	+ 1.7%
Closed Sales	14	19	+ 35.7%	42	34	- 19.0%
Median Sales Price*	\$1,607,500	\$2,149,000	+ 33.7%	\$1,638,000	\$2,135,750	+ 30.4%
Inventory of Homes for Sale	31	44	+ 41.9%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	15	74	+ 393.3%	41	90	+ 119.5%
Percent of Original List Price Received*	111.8%	98.7%	- 11.7%	106.8%	97.0%	- 9.2%
New Listings	48	51	+ 6.3%	84	80	- 4.8%

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

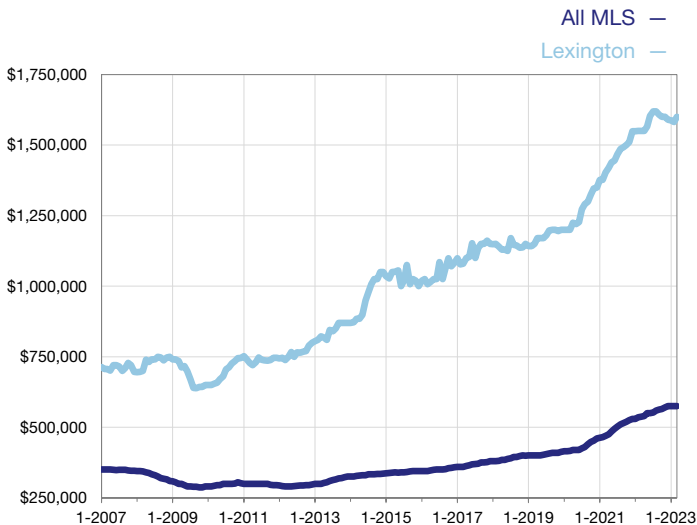
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	16	9	- 43.8%
Closed Sales	6	4	- 33.3%	15	11	- 26.7%
Median Sales Price*	\$1,374,950	\$631,092	- 54.1%	\$1,399,900	\$592,500	- 57.7%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	28	53	+ 89.3%
Percent of Original List Price Received*	102.5%	99.5%	- 2.9%	102.2%	99.2%	- 2.9%
New Listings	5	7	+ 40.0%	15	12	- 20.0%

* 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

