

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	39	0.0%	98	94	- 4.1%
Closed Sales	28	23	- 17.9%	70	57	- 18.6%
Median Sales Price*	\$1,492,500	\$1,775,000	+ 18.9%	\$1,590,000	\$2,100,000	+ 32.1%
Inventory of Homes for Sale	38	43	+ 13.2%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	27	45	+ 66.7%	35	72	+ 105.7%
Percent of Original List Price Received*	111.7%	101.9%	- 8.8%	108.8%	99.0%	- 9.0%
New Listings	47	37	- 21.3%	131	117	- 10.7%

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

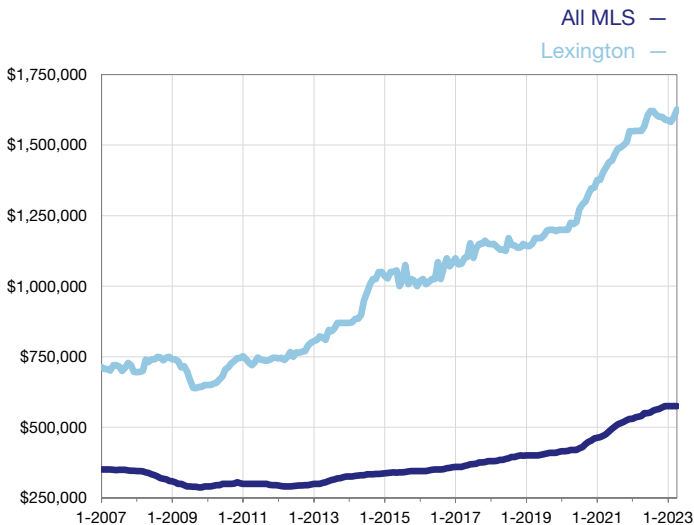
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	21	20	- 4.8%
Closed Sales	6	4	- 33.3%	21	15	- 28.6%
Median Sales Price*	\$827,500	\$802,500	- 3.0%	\$1,350,000	\$725,000	- 46.3%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	13	15	+ 15.4%	24	43	+ 79.2%
Percent of Original List Price Received*	107.9%	105.9%	- 1.9%	103.8%	101.0%	- 2.7%
New Listings	9	9	0.0%	24	21	- 12.5%

\* 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

