

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	59	+ 78.8%	131	147	+ 12.2%
Closed Sales	35	33	- 5.7%	105	90	- 14.3%
Median Sales Price*	\$1,750,000	\$1,800,000	+ 2.9%	\$1,625,000	\$1,950,000	+ 20.0%
Inventory of Homes for Sale	39	32	- 17.9%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	16	51	+ 218.8%	29	64	+ 120.7%
Percent of Original List Price Received*	116.0%	102.0%	- 12.1%	111.2%	100.1%	- 10.0%
New Listings	39	53	+ 35.9%	167	165	- 1.2%

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

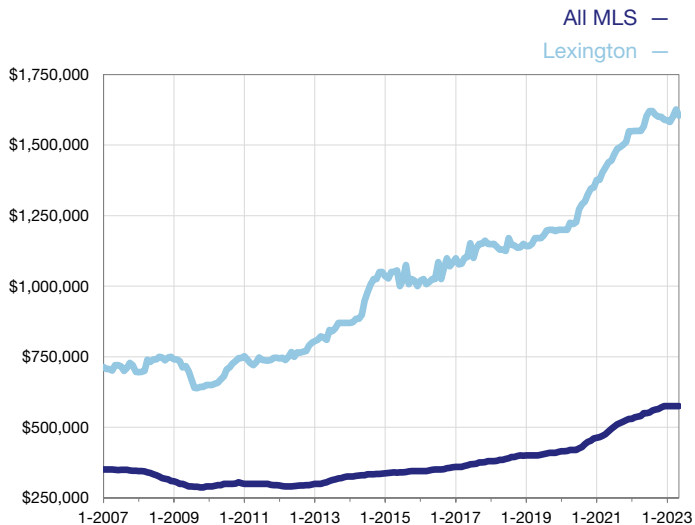
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	31	26	- 16.1%
Closed Sales	5	7	+ 40.0%	26	22	- 15.4%
Median Sales Price*	\$1,277,000	\$931,000	- 27.1%	\$1,313,500	\$765,000	- 41.8%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	15	10	- 33.3%	22	32	+ 45.5%
Percent of Original List Price Received*	113.0%	105.1%	- 7.0%	105.6%	102.3%	- 3.1%
New Listings	10	10	0.0%	34	31	- 8.8%

* 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

