

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	45	29	- 35.6%	176	173	- 1.7%
Closed Sales	34	48	+ 41.2%	139	138	- 0.7%
Median Sales Price*	\$1,675,000	\$1,602,500	- 4.3%	\$1,650,000	\$1,771,500	+ 7.4%
Inventory of Homes for Sale	49	43	- 12.2%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	26	51	+ 96.2%
Percent of Original List Price Received*	108.4%	106.2%	- 2.0%	110.5%	102.2%	- 7.5%
New Listings	58	39	- 32.8%	225	203	- 9.8%

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

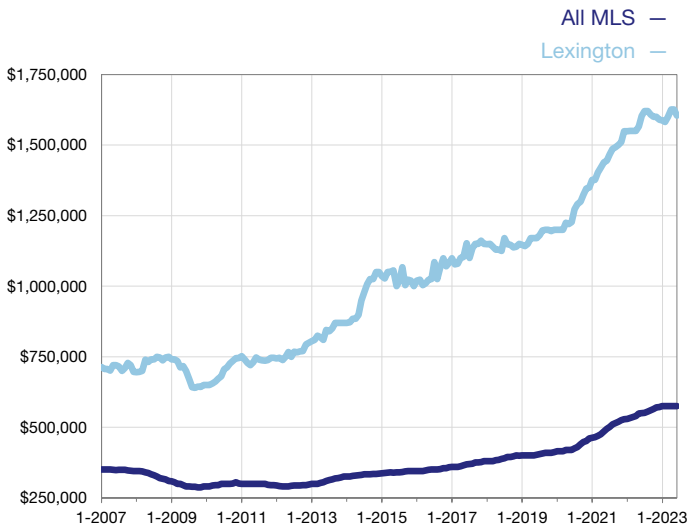
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	38	34	- 10.5%
Closed Sales	8	6	- 25.0%	34	29	- 14.7%
Median Sales Price*	\$862,500	\$1,047,500	+ 21.4%	\$940,000	\$820,000	- 12.8%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	17	12	- 29.4%	21	28	+ 33.3%
Percent of Original List Price Received*	109.5%	108.9%	- 0.5%	106.5%	103.5%	- 2.8%
New Listings	11	6	- 45.5%	45	37	- 17.8%

* 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

