

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	28	- 15.2%	209	198	- 5.3%
Closed Sales	42	33	- 21.4%	181	172	- 5.0%
Median Sales Price*	\$1,750,000	\$1,625,000	- 7.1%	\$1,660,000	\$1,710,000	+ 3.0%
Inventory of Homes for Sale	53	38	- 28.3%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	24	44	+ 83.3%
Percent of Original List Price Received*	109.2%	105.2%	- 3.7%	110.2%	102.8%	- 6.7%
New Listings	38	18	- 52.6%	263	223	- 15.2%

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

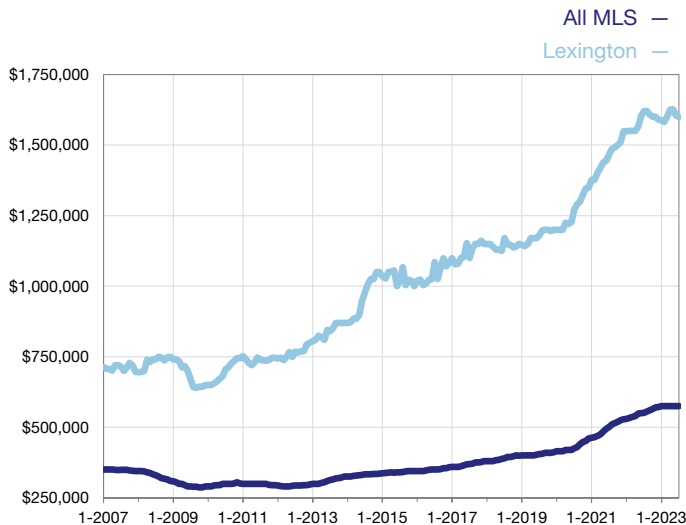
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	44	35	- 20.5%
Closed Sales	6	9	+ 50.0%	40	38	- 5.0%
Median Sales Price*	\$863,500	\$819,000	- 5.2%	\$917,500	\$819,500	- 10.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	20	26	+ 30.0%
Percent of Original List Price Received*	103.9%	102.2%	- 1.6%	106.1%	103.2%	- 2.7%
New Listings	5	3	- 40.0%	50	40	- 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

