

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	20	0.0%	229	213	- 7.0%
Closed Sales	46	28	- 39.1%	227	200	- 11.9%
Median Sales Price*	\$1,505,000	\$1,718,500	+ 14.2%	\$1,628,000	\$1,710,000	+ 5.0%
Inventory of Homes for Sale	47	41	- 12.8%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	24	43	+ 79.2%
Percent of Original List Price Received*	103.0%	100.6%	- 2.3%	108.7%	102.5%	- 5.7%
New Listings	18	23	+ 27.8%	281	246	- 12.5%

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

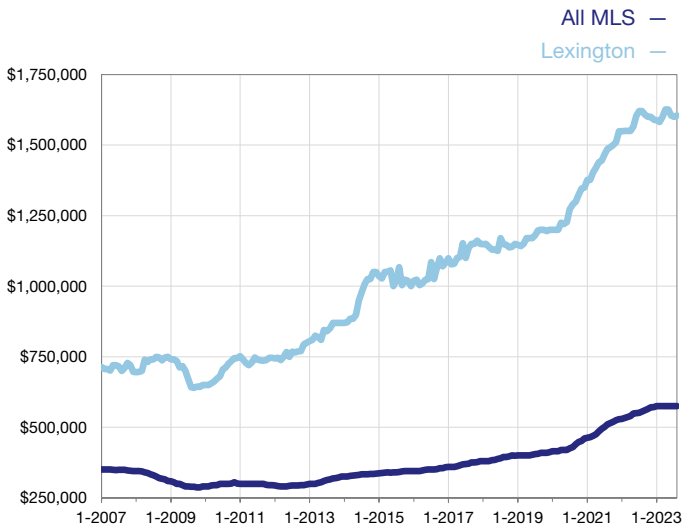
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	49	40	- 18.4%
Closed Sales	8	0	- 100.0%	48	38	- 20.8%
Median Sales Price*	\$845,000	\$0	- 100.0%	\$917,500	\$819,500	- 10.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	21	26	+ 23.8%
Percent of Original List Price Received*	106.1%	0.0%	- 100.0%	106.1%	103.2%	- 2.7%
New Listings	1	4	+ 300.0%	51	44	- 13.7%

\* 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

