

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	29	+ 45.0%	249	239	- 4.0%
Closed Sales	23	20	- 13.0%	250	220	- 12.0%
Median Sales Price*	\$1,410,000	\$1,357,500	- 3.7%	\$1,615,000	\$1,699,500	+ 5.2%
Inventory of Homes for Sale	65	51	- 21.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	21	70	+ 233.3%	24	45	+ 87.5%
Percent of Original List Price Received*	106.5%	100.3%	- 5.8%	108.5%	102.3%	- 5.7%
New Listings	45	38	- 15.6%	326	284	- 12.9%

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

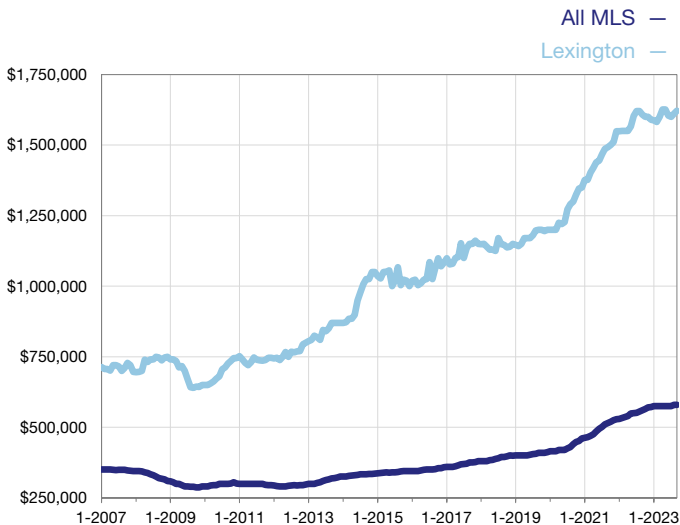
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	52	41	- 21.2%
Closed Sales	6	6	0.0%	54	44	- 18.5%
Median Sales Price*	\$652,500	\$787,500	+ 20.7%	\$887,000	\$819,500	- 7.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	42	39	- 7.1%	23	27	+ 17.4%
Percent of Original List Price Received*	97.6%	103.3%	+ 5.8%	105.2%	103.2%	- 1.9%
New Listings	4	3	- 25.0%	55	47	- 14.5%

\* 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

