

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	23	- 17.9%	277	260	- 6.1%
Closed Sales	16	26	+ 62.5%	266	246	- 7.5%
Median Sales Price*	\$1,255,000	<b>\$1,637,500</b>	+ 30.5%	\$1,605,000	<b>\$1,693,500</b>	+ 5.5%
Inventory of Homes for Sale	62	57	- 8.1%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	44	+ 18.9%	25	45	+ 80.0%
Percent of Original List Price Received*	100.4%	<b>100.9%</b>	+ 0.5%	108.0%	<b>102.1%</b>	- 5.5%
New Listings	30	32	+ 6.7%	356	316	- 11.2%

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

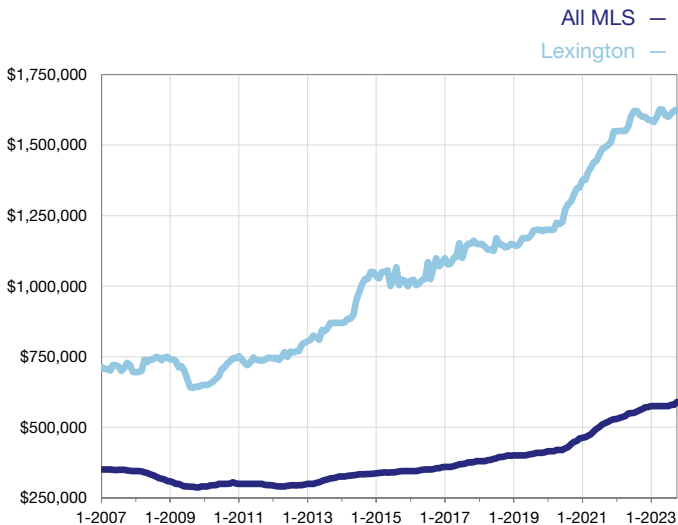
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	56	44	- 21.4%
Closed Sales	3	3	0.0%	57	47	- 17.5%
Median Sales Price*	\$1,103,000	<b>\$889,000</b>	- 19.4%	\$910,000	<b>\$820,000</b>	- 9.9%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	10	- 28.6%	22	26	+ 18.2%
Percent of Original List Price Received*	105.0%	<b>108.7%</b>	+ 3.5%	105.2%	<b>103.6%</b>	- 1.5%
New Listings	8	5	- 37.5%	63	52	- 17.5%

\* 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

