

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-------------|--------------------|---------|--------------|--------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 18 | 17 | - 5.6% | 295 | 277 | - 6.1% |
| Closed Sales | 30 | 25 | - 16.7% | 296 | 271 | - 8.4% |
| Median Sales Price* | \$1,510,000 | \$1,320,000 | - 12.6% | \$1,600,000 | \$1,650,000 | + 3.1% |
| Inventory of Homes for Sale | 46 | 45 | - 2.2% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.9 | + 5.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 30 | + 15.4% | 25 | 44 | + 76.0% |
| Percent of Original List Price Received* | 100.1% | 100.0% | - 0.1% | 107.2% | 101.9% | - 4.9% |
| New Listings | 15 | 12 | - 20.0% | 371 | 329 | - 11.3% |

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

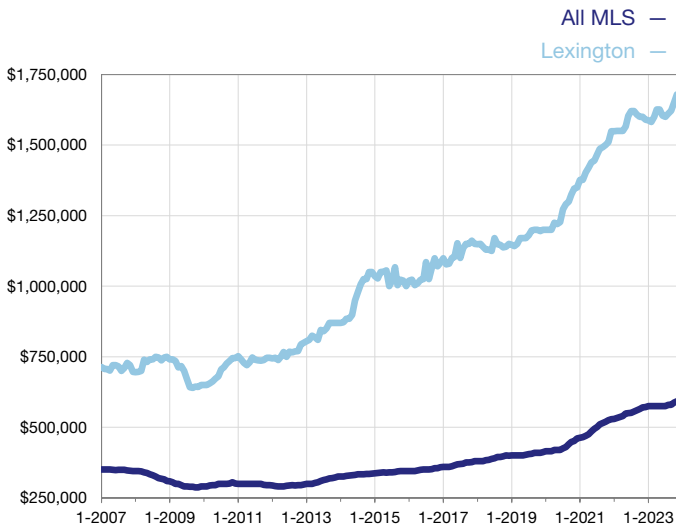
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 5 | - 16.7% | 62 | 48 | - 22.6% |
| Closed Sales | 5 | 3 | - 40.0% | 62 | 50 | - 19.4% |
| Median Sales Price* | \$537,000 | \$760,000 | + 41.5% | \$887,000 | \$819,500 | - 7.6% |
| Inventory of Homes for Sale | 4 | 5 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.2 | + 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 53 | 11 | - 79.2% | 25 | 25 | 0.0% |
| Percent of Original List Price Received* | 93.8% | 100.2% | + 6.8% | 104.2% | 103.4% | - 0.8% |
| New Listings | 2 | 3 | + 50.0% | 65 | 54 | - 16.9% |

* 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

