

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	17	+ 41.7%	307	290	- 5.5%
Closed Sales	23	9	- 60.9%	319	279	- 12.5%
Median Sales Price*	\$1,400,000	\$1,860,000	+ 32.9%	\$1,590,000	\$1,675,000	+ 5.3%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	38	48	+ 26.3%	26	44	+ 69.2%
Percent of Original List Price Received*	100.2%	91.9%	- 8.3%	106.7%	101.6%	- 4.8%
New Listings	5	5	0.0%	376	332	- 11.7%

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

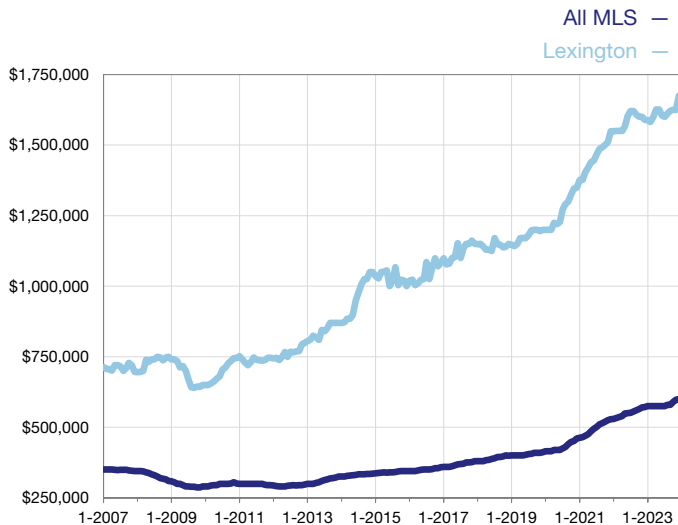
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	65	52	- 20.0%
Closed Sales	2	4	+ 100.0%	64	55	- 14.1%
Median Sales Price*	\$632,500	\$1,475,000	+ 133.2%	\$872,500	\$840,000	- 3.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	101	+ 320.8%	25	31	+ 24.0%
Percent of Original List Price Received*	98.6%	90.3%	- 8.4%	104.1%	102.4%	- 1.6%
New Listings	3	0	- 100.0%	68	56	- 17.6%

* 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

