

Lexington, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Single Family

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	22	30	35	29	9
Average Days on Market	131	146	122	115	68
Average List Price	\$1,982,085.73	\$2,406,813.30	\$1,793,622.86	\$2,648,993.10	\$2,064,000.00
Average List \$ / SqFt	\$440.02	\$436.76	\$404.23	\$452.47	\$507.35
Approximate Absorption Rate	127.27%	87.50%	74.29%	111.49%	357.41%
Approximate Months Supply of Inventory	0.79	1.14	1.35	0.90	0.28
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	386	399	442	474	421
Average Original List Price	\$1,307,436.38	\$1,418,322.23	\$1,484,924.65	\$1,641,536.45	\$1,605,357.18
Average Original List \$ / SqFt	\$409.38	\$426.33	\$425.33	\$428.78	\$465.40
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	339	329	348	412	398
Average List Price	\$1,263,945.72	\$1,250,197.67	\$1,376,645.36	\$1,470,742.72	\$1,598,913.50
Average List \$ / SqFt	\$398.54	\$414.01	\$416.24	\$417.02	\$461.49
Average Days to Offer	40	26	35	33	22
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	101	99	133	100	52
Average Original List Price	\$1,426,111.60	\$1,530,615.89	\$1,491,130.81	\$1,821,852.00	\$1,708,992.31
Average Original List \$ / SqFt	\$401.25	\$420.20	\$440.57	\$422.97	\$479.92
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	335	313	312	386	380
Average Days on Market	56	37	51	49	32
Average Days to Offer	41	26	34	34	21
Average Sale Price	\$1,259,909.01	\$1,254,292.69	\$1,342,284.58	\$1,456,710.05	\$1,664,839.77
Average Sale \$ / SqFt	\$401.19	\$421.91	\$417.33	\$422.53	\$484.57
Average List Price	\$1,259,549.50	\$1,242,591.46	\$1,346,319.50	\$1,449,981.60	\$1,592,033.09
Average List \$ / SqFt	\$397.29	\$413.66	\$416.20	\$417.70	\$455.92
Average Original List Price	\$1,278,658.70	\$1,260,857.68	\$1,372,563.77	\$1,471,851.30	\$1,603,256.25
Average Original List \$ / SqFt	\$402.14	\$418.56	\$424.12	\$424.08	\$458.45
Average Sale Price as % of List Price	100.98%	101.98%	100.26%	101.16%	106.41%
Average Sale Price as % of Original List Price	99.78%	100.83%	98.57%	99.86%	105.89%
Sold Units - Short Sale	0	0	0	0	1
Sold Units - Lender-Owned	0	0	1	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	386	399	442	474	424
Units Price Changed	101	99	133	100	52
Units Went Pending	340	330	348	414	399
Units Sold	336	315	312	388	386

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Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	4	3	6	3	5
Average Days on Market	86	54	65	33	50
Average List Price	\$1,078,000.00	\$559,633.33	\$995,333.33	\$909,633.33	\$1,510,180.00
Average List \$ / SqFt	\$452.77	\$355.49	\$461.28	\$503.72	\$572.33
Approximate Absorption Rate	137.50%	127.78%	75.00%	180.56%	120.00%
Approximate Months Supply of Inventory	0.73	0.78	1.33	0.55	0.83
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	77	60	78	62	91
Average Original List Price	\$784,206.49	\$741,080.83	\$866,751.65	\$795,517.73	\$938,440.60
Average Original List \$ / SqFt	\$402.90	\$420.94	\$413.96	\$466.39	\$481.88
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	68	52	70	57	78
Average List Price	\$747,735.29	\$712,041.35	\$832,822.81	\$799,943.84	\$912,503.85
Average List \$ / SqFt	\$399.10	\$415.23	\$406.51	\$460.10	\$467.42
Average Days to Offer	22	20	35	24	20
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	10	12	20	11	16
Average Original List Price	\$766,690.00	\$844,375.00	\$753,731.50	\$894,163.64	\$908,862.19
Average Original List \$ / SqFt	\$458.76	\$451.27	\$412.45	\$464.54	\$550.53
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	65	46	53	64	71
Average Days on Market	27	31	42	39	32
Average Days to Offer	18	21	31	30	22
Average Sale Price	\$746,714.77	\$724,805.76	\$766,219.92	\$858,956.37	\$851,837.64
Average Sale \$ / SqFt	\$404.79	\$425.39	\$405.88	\$454.18	\$467.26
Average List Price	\$743,415.38	\$709,988.04	\$760,865.98	\$860,398.42	\$837,116.90
Average List \$ / SqFt	\$401.74	\$417.78	\$402.95	\$453.52	\$460.31
Average Original List Price	\$745,567.68	\$713,355.43	\$767,338.28	\$865,939.05	\$844,032.32
Average Original List \$ / SqFt	\$403.82	\$420.36	\$404.81	\$456.50	\$464.09
Average Sale Price as % of List Price	100.96%	102%	100.76%	100.02%	101.89%
Average Sale Price as % of Original List Price	100.60%	101.51%	100.31%	99.35%	101.23%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	79	60	78	62	91
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Units Went Pending	69	52	70	57	79
Units Sold	66	46	54	65	72

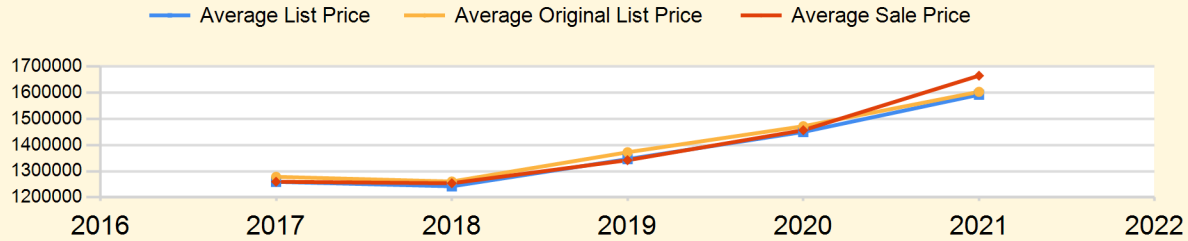
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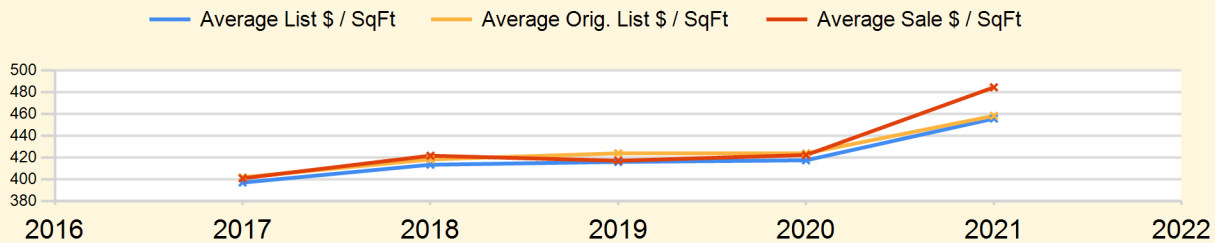
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$1,259,549.50	\$1,242,591.46	\$1,346,319.50	\$1,449,981.60	\$1,592,033.09
Original List Price	\$1,278,658.70	\$1,260,857.68	\$1,372,563.77	\$1,471,851.30	\$1,603,256.25
Sale Price	\$1,259,909.01	\$1,254,292.69	\$1,342,284.58	\$1,456,710.05	\$1,664,839.77

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List \$ / SqFt	\$397.29	\$413.66	\$416.20	\$417.70	\$455.92
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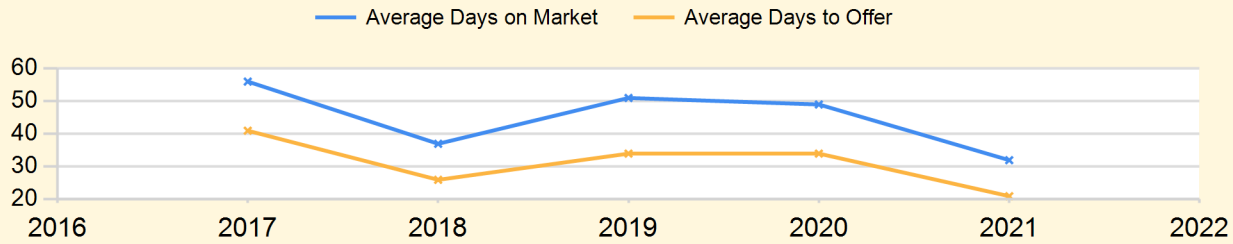
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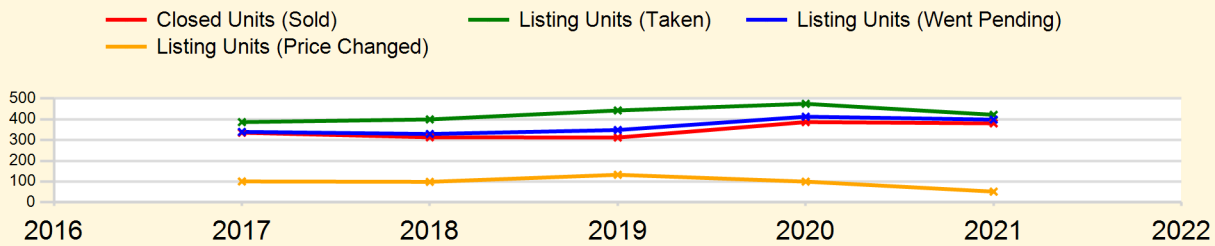
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Average Days to Offer (Sold Inventory - Year to Date)



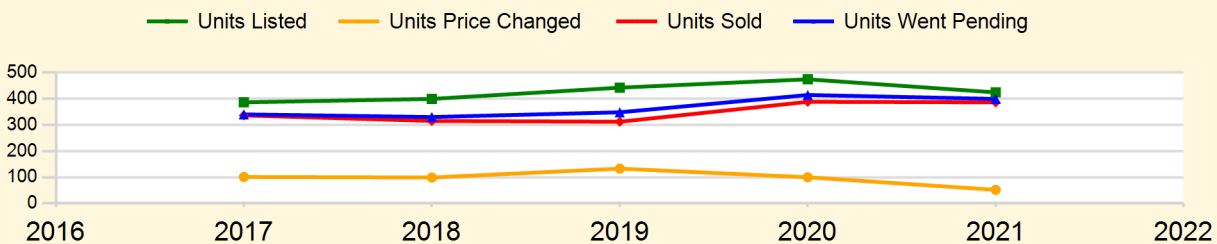
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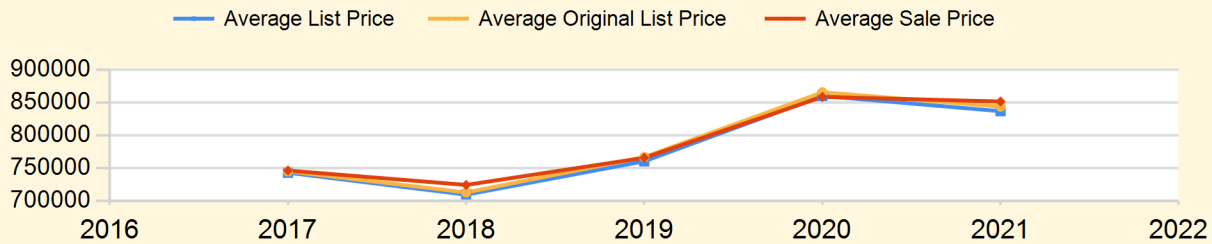
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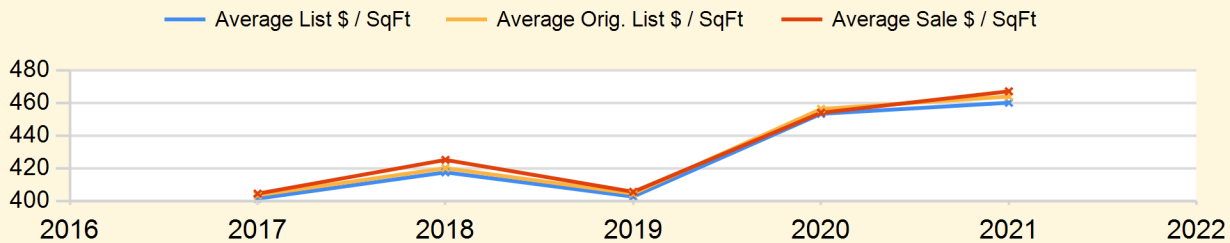
Condominium

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Average Price / SqFt (Sold Inventory - Year to Date)



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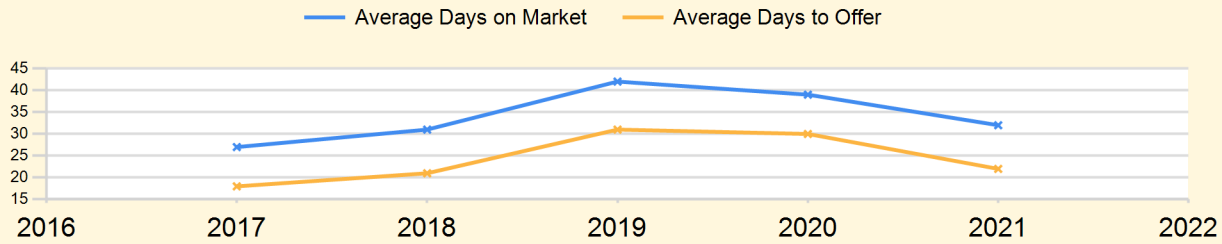
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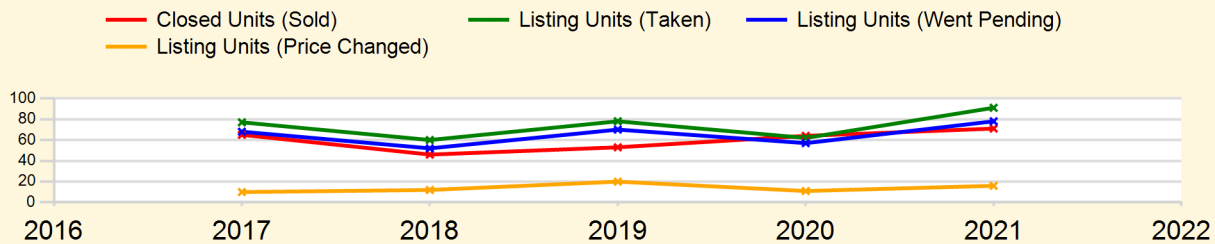
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



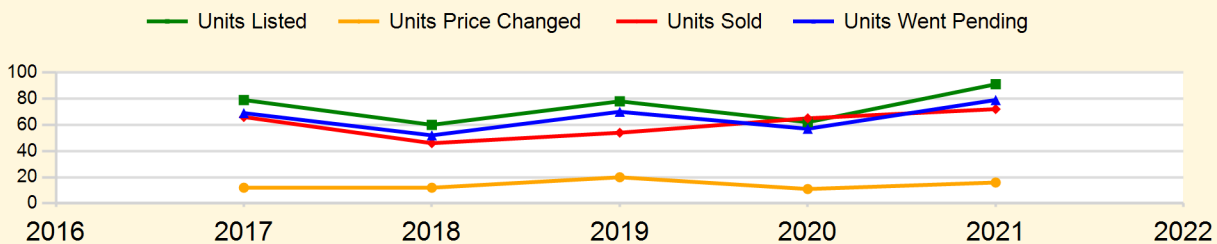
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