

# Lexington, MA Area Market Review

2022 vs. 2021 As of December 31, 2022

Prepared by Deborah Fogarty on Monday, January 02, 2023

## Single Family

Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	386	318	-68	-17.62%	↓
Average Days on Market	32	26	-6	-18.75%	↓
Average Days to Offer	22	17	-5	-22.73%	↓
Average Sale Price	\$1,664,597.44	\$1,720,578.50	\$55,981.06	3.36%	↑
Average Sale \$ / SqFt	\$484.56	\$547.29	\$62.73	12.95%	↑
Average List Price	\$1,592,528.69	\$1,627,962.53	\$35,433.84	2.23%	↑
Average List \$ / SqFt	\$456.05	\$510.75	\$54.70	11.99%	↑
Average Original List Price	\$1,604,037.24	\$1,638,068.50	\$34,031.26	2.12%	↑
Average Original List \$ / SqFt	\$458.55	\$514.29	\$55.74	12.16%	↑
Average Sale Price as % of List Price	106.38%	107.37%	0.99%	0.93%	↑
Average Sale Price as % of Original List Price	105.86%	106.72%	0.86%	0.81%	↑
Sold Units - Short Sale	1	0	-1	-100%	↓
Sold Units - Lender-Owned	0	0	0	0%	↔