Q2 2020 LEXINGTON





TRENDS & INSIGHTS

- Lexington went from having 100 closings in Q2 2019 to 75 in Q2 2020, which is a steep decline relative to the rest of the MetroWest. Nevertheless, there were several noteworthy sales in Q2 2020, which caused a 6% increase in average sales price year over year.
 - 4 Adams Street sold for \$3,000,000 and was the only \$3M or higher sale this quarter in Lexington. Was originally listed for \$3,285,000, a 9.5% discount from list
 - Lexington had seven home sales under \$800,000 this quarter compared to 11 sales in Q2 2019, illustrating the effect of the rising average prices on the affordability for first time homebuyers







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LEXINGTON

Q2 2020

\$417

\$418

\$421

AVERAGE SALES PRICE Q2 2020 \$1,440,544 Q1 2020 \$1,357,089 Q4 2019 6.0% \$1,282,162 YEAR OVER YEAR Q3 2019 \$1,394,138 \$81,010 **INCREASE** Q2 2019 \$1,359,534 AVERAGE COST PER SQ FT Q2 2020 \$409

Q1 2020

Q4 2019

Q3 2019

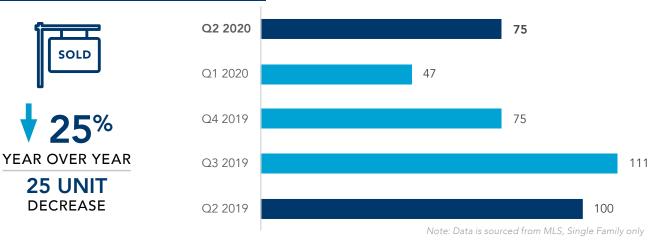
Q2 2019

NUMBER OF CLOSINGS

2.2%

YEAR OVER YEAR

\$9 DECREASE



\$403



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