

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	12	+ 300.0%	3	12	+ 300.0%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$1,840,000	\$1,775,000	- 3.5%	\$1,840,000	\$1,775,000	- 3.5%
Inventory of Homes for Sale	42	29	- 31.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	134	57	- 57.5%	134	57	- 57.5%
Percent of Original List Price Received*	93.8%	94.1%	+ 0.3%	93.8%	94.1%	+ 0.3%
New Listings	14	18	+ 28.6%	14	18	+ 28.6%

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

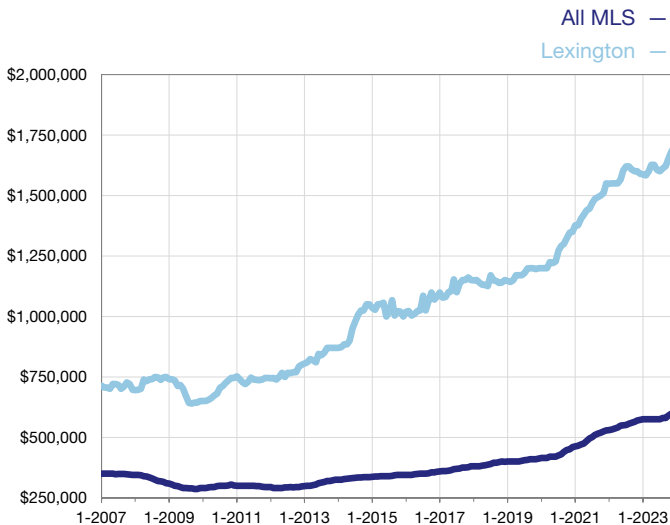
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$592,500	\$706,000	+ 19.2%	\$592,500	\$706,000	+ 19.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.7	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	35	34	- 2.9%	35	34	- 2.9%
Percent of Original List Price Received*	99.4%	101.4%	+ 2.0%	99.4%	101.4%	+ 2.0%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

