

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lexington

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	21	+ 31.3%	19	31	+ 63.2%
Closed Sales	5	19	+ 280.0%	15	30	+ 100.0%
Median Sales Price*	\$2,122,500	<b>\$1,665,000</b>	- 21.6%	\$2,122,500	<b>\$1,667,500</b>	- 21.4%
Inventory of Homes for Sale	38	32	- 15.8%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	60	48	- 20.0%	109	52	- 52.3%
Percent of Original List Price Received*	97.3%	<b>98.6%</b>	+ 1.3%	94.9%	<b>96.9%</b>	+ 2.1%
New Listings	14	23	+ 64.3%	28	41	+ 46.4%

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

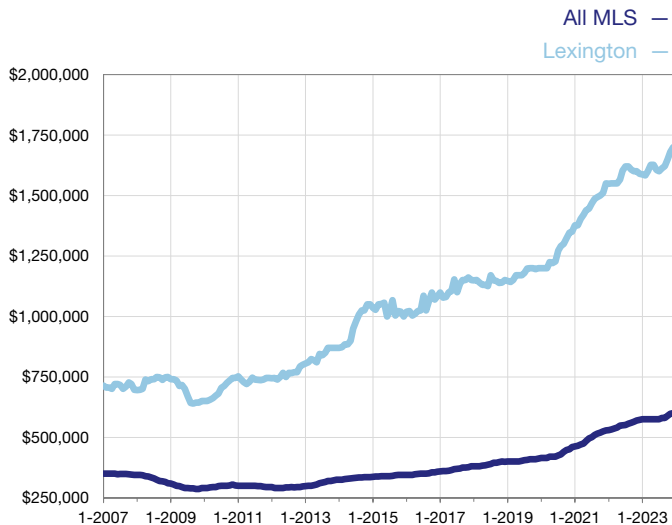
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	6	3	- 50.0%
Closed Sales	2	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$785,500	<b>\$0</b>	- 100.0%	\$592,500	<b>\$706,000</b>	+ 19.2%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.2	1.5	+ 650.0%	--	--	--
Cumulative Days on Market Until Sale	155	0	- 100.0%	69	34	- 50.7%
Percent of Original List Price Received*	98.1%	<b>0.0%</b>	- 100.0%	99.1%	<b>101.4%</b>	+ 2.3%
New Listings	4	5	+ 25.0%	5	7	+ 40.0%

\* 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

