

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	36	27	- 25.0%	55	57	+ 3.6%
Closed Sales	19	16	- 15.8%	34	46	+ 35.3%
Median Sales Price*	\$2,149,000	\$1,730,000	- 19.5%	\$2,135,750	\$1,667,500	- 21.9%
Inventory of Homes for Sale	49	25	- 49.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	74	47	- 36.5%	90	50	- 44.4%
Percent of Original List Price Received*	98.7%	103.6%	+ 5.0%	97.0%	99.2%	+ 2.3%
New Listings	49	26	- 46.9%	77	65	- 15.6%

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

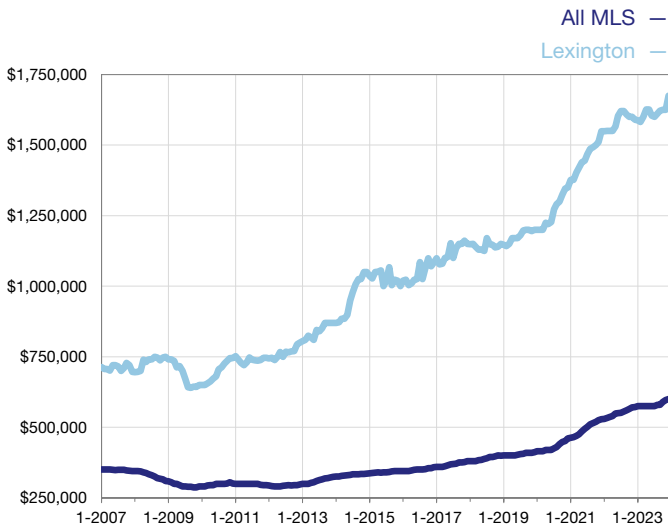
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	7	+ 133.3%	9	10	+ 11.1%
Closed Sales	4	4	0.0%	11	7	- 36.4%
Median Sales Price*	\$631,092	\$1,001,500	+ 58.7%	\$592,500	\$789,900	+ 33.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	25	15	- 40.0%	53	23	- 56.6%
Percent of Original List Price Received*	99.5%	108.0%	+ 8.5%	99.2%	105.1%	+ 5.9%
New Listings	7	3	- 57.1%	12	10	- 16.7%

* 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

