

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	34	31	- 8.8%	89	86	- 3.4%
Closed Sales	23	26	+ 13.0%	57	72	+ 26.3%
Median Sales Price*	\$1,775,000	\$1,953,000	+ 10.0%	\$2,100,000	\$1,787,500	- 14.9%
Inventory of Homes for Sale	47	36	- 23.4%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	45	54	+ 20.0%	72	52	- 27.8%
Percent of Original List Price Received*	101.9%	101.5%	- 0.4%	99.0%	100.1%	+ 1.1%
New Listings	35	40	+ 14.3%	112	104	- 7.1%

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

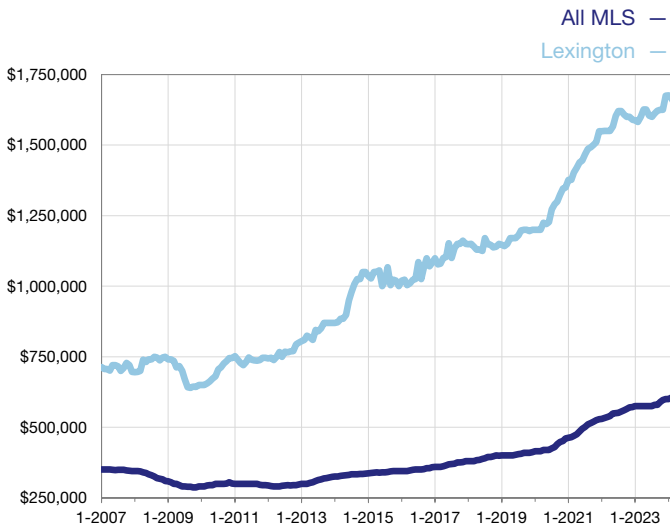
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	3	- 72.7%	20	12	- 40.0%
Closed Sales	4	3	- 25.0%	15	10	- 33.3%
Median Sales Price*	\$802,500	\$753,000	- 6.2%	\$725,000	\$771,450	+ 6.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	87	+ 480.0%	43	42	- 2.3%
Percent of Original List Price Received*	105.9%	94.1%	- 11.1%	101.0%	101.8%	+ 0.8%
New Listings	9	4	- 55.6%	21	14	- 33.3%

* 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

