

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	26	30	+ 15.4%	170	156	- 8.2%
Closed Sales	49	31	- 36.7%	139	128	- 7.9%
Median Sales Price*	\$1,600,000	\$1,760,000	+ 10.0%	\$1,768,000	\$1,772,500	+ 0.3%
Inventory of Homes for Sale	50	50	0.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	51	45	- 11.8%
Percent of Original List Price Received*	106.0%	103.9%	- 2.0%	102.2%	102.1%	- 0.1%
New Listings	40	35	- 12.5%	205	193	- 5.9%

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

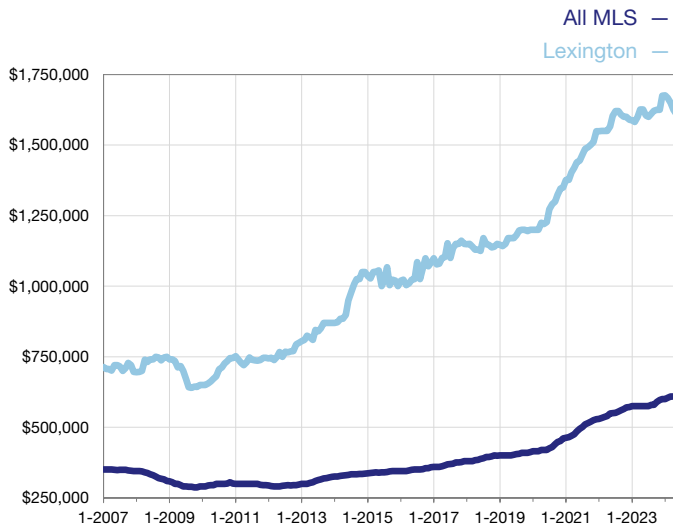
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	2	- 77.8%	33	24	- 27.3%
Closed Sales	6	8	+ 33.3%	29	22	- 24.1%
Median Sales Price*	\$1,047,500	\$1,020,000	- 2.6%	\$820,000	\$919,000	+ 12.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	12	19	+ 58.3%	28	44	+ 57.1%
Percent of Original List Price Received*	108.9%	102.3%	- 6.1%	103.5%	101.5%	- 1.9%
New Listings	6	3	- 50.0%	37	25	- 32.4%

* 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

