

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	27	+ 17.4%	193	179	- 7.3%
Closed Sales	33	33	0.0%	172	161	- 6.4%
Median Sales Price*	\$1,625,000	\$1,590,000	- 2.2%	\$1,710,000	\$1,750,000	+ 2.3%
Inventory of Homes for Sale	45	42	- 6.7%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	17	41	+ 141.2%	44	44	0.0%
Percent of Original List Price Received*	105.2%	103.7%	- 1.4%	102.8%	102.4%	- 0.4%
New Listings	18	22	+ 22.2%	223	214	- 4.0%

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

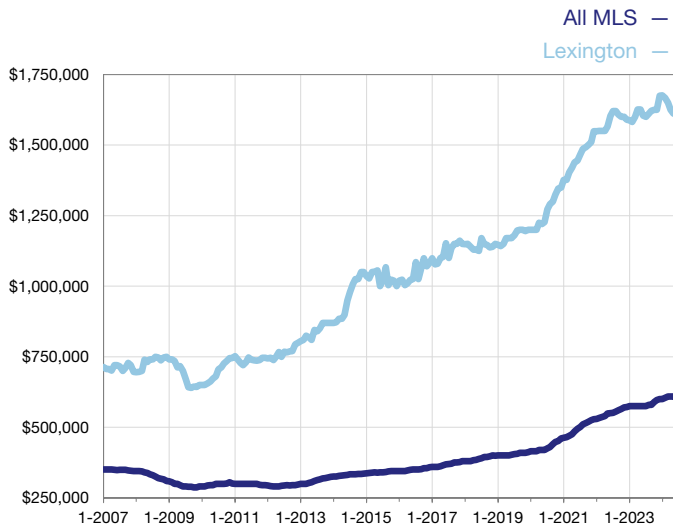
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	35	26	- 25.7%
Closed Sales	9	2	- 77.8%	38	24	- 36.8%
Median Sales Price*	\$819,000	\$636,250	- 22.3%	\$819,500	\$839,000	+ 2.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	26	43	+ 65.4%
Percent of Original List Price Received*	102.2%	100.6%	- 1.6%	103.2%	101.5%	- 1.6%
New Listings	3	5	+ 66.7%	40	30	- 25.0%

* 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

