

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	19	+ 11.8%	210	195	- 7.1%
Closed Sales	28	32	+ 14.3%	200	193	- 3.5%
Median Sales Price*	\$1,718,500	\$2,197,500	+ 27.9%	\$1,710,000	\$1,825,000	+ 6.7%
Inventory of Homes for Sale	46	31	- 32.6%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	35	34	- 2.9%	43	43	0.0%
Percent of Original List Price Received*	100.6%	101.8%	+ 1.2%	102.5%	102.3%	- 0.2%
New Listings	23	8	- 65.2%	246	221	- 10.2%

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

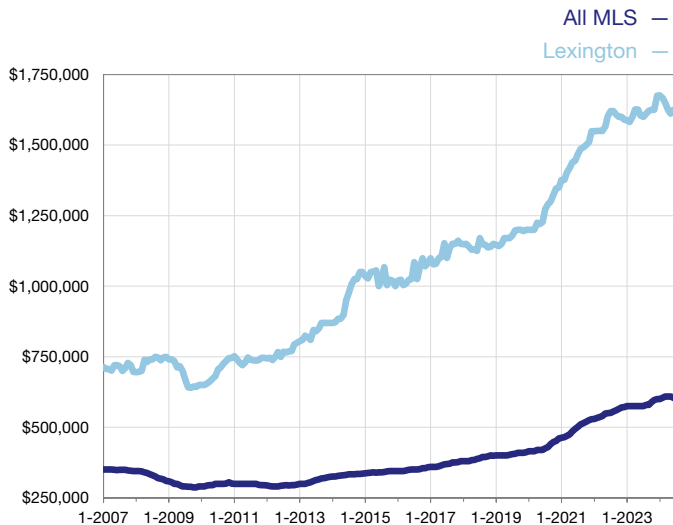
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	6	+ 50.0%	39	31	- 20.5%
Closed Sales	0	5	--	38	29	- 23.7%
Median Sales Price*	\$0	\$700,000	--	\$819,500	\$790,000	- 3.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	26	38	+ 46.2%
Percent of Original List Price Received*	0.0%	110.0%	--	103.2%	102.9%	- 0.3%
New Listings	4	2	- 50.0%	44	32	- 27.3%

* 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

