

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

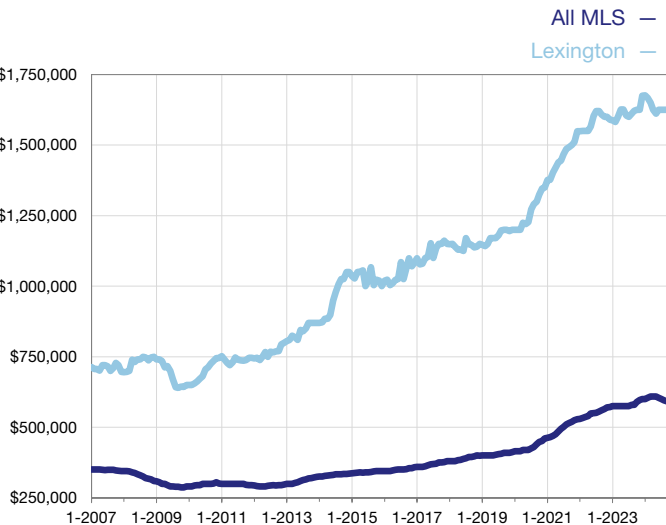
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	27	23	- 14.8%	237	214	- 9.7%
Closed Sales	20	20	0.0%	220	215	- 2.3%
Median Sales Price*	\$1,357,500	\$1,598,000	+ 17.7%	\$1,699,500	\$1,770,000	+ 4.1%
Inventory of Homes for Sale	54	34	- 37.0%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	70	49	- 30.0%	45	43	- 4.4%
Percent of Original List Price Received*	100.3%	99.6%	- 0.7%	102.3%	102.1%	- 0.2%
New Listings	38	29	- 23.7%	284	250	- 12.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	41	36	- 12.2%
Closed Sales	6	4	- 33.3%	44	33	- 25.0%
Median Sales Price*	\$787,500	\$1,126,000	+ 43.0%	\$819,500	\$800,000	- 2.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	39	21	- 46.2%	27	36	+ 33.3%
Percent of Original List Price Received*	103.3%	101.9%	- 1.4%	103.2%	102.8%	- 0.4%
New Listings	3	5	+ 66.7%	47	37	- 21.3%

* 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

