

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

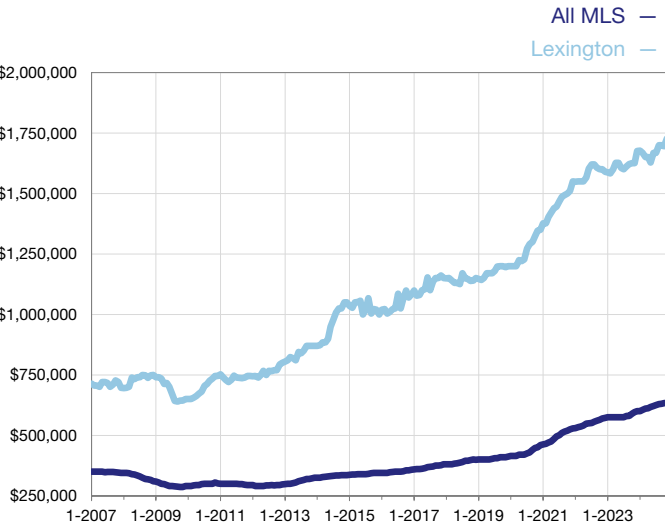
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	273	243	- 11.0%
Closed Sales	24	15	- 37.5%	270	247	- 8.5%
Median Sales Price*	\$1,322,500	\$1,625,000	+ 22.9%	\$1,657,000	\$1,720,000	+ 3.8%
Inventory of Homes for Sale	48	31	- 35.4%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	30	44	+ 46.7%	44	43	- 2.3%
Percent of Original List Price Received*	100.0%	95.3%	- 4.7%	101.9%	101.8%	- 0.1%
New Listings	12	13	+ 8.3%	327	285	- 12.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	1	- 83.3%	49	41	- 16.3%
Closed Sales	4	2	- 50.0%	51	38	- 25.5%
Median Sales Price*	\$770,000	\$828,021	+ 7.5%	\$820,000	\$789,950	- 3.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	11	12	+ 9.1%	25	35	+ 40.0%
Percent of Original List Price Received*	100.4%	95.9%	- 4.5%	103.3%	102.1%	- 1.2%
New Listings	3	2	- 33.3%	56	43	- 23.2%

* 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

