

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	8	- 52.9%	290	249	- 14.1%
Closed Sales	9	15	+ 66.7%	279	262	- 6.1%
Median Sales Price*	\$1,860,000	\$1,254,050	- 32.6%	\$1,675,000	\$1,700,000	+ 1.5%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	48	58	+ 20.8%	44	44	0.0%
Percent of Original List Price Received*	91.9%	98.8%	+ 7.5%	101.6%	101.7%	+ 0.1%
New Listings	5	8	+ 60.0%	332	294	- 11.4%

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

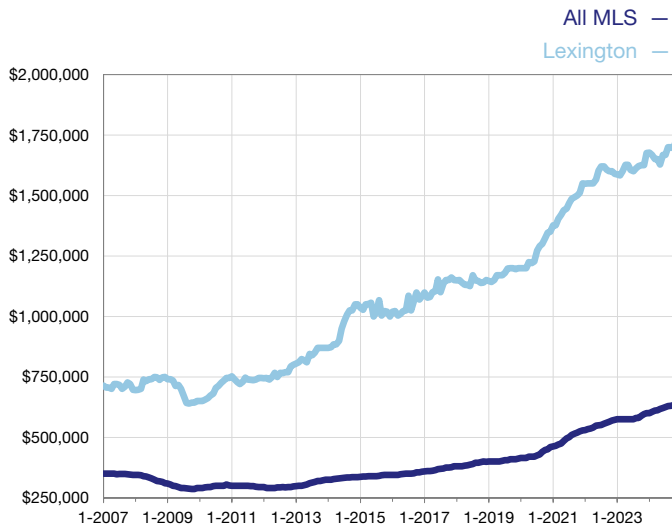
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	52	42	- 19.2%
Closed Sales	4	5	+ 25.0%	55	43	- 21.8%
Median Sales Price*	\$1,475,000	\$770,000	- 47.8%	\$840,000	\$789,900	- 6.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	101	37	- 63.4%	31	36	+ 16.1%
Percent of Original List Price Received*	90.3%	101.4%	+ 12.3%	102.4%	102.0%	- 0.4%
New Listings	0	0	--	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

