

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

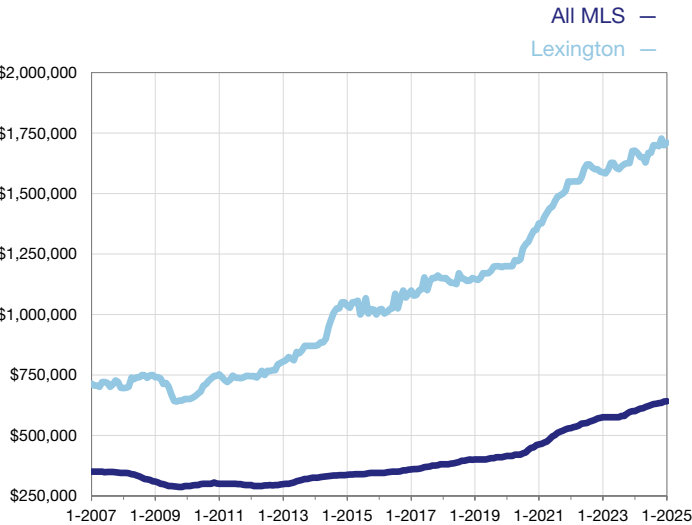
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	14	+ 40.0%	10	14	+ 40.0%
Closed Sales	11	11	0.0%	11	11	0.0%
Median Sales Price*	\$1,775,000	\$1,925,000	+ 8.5%	\$1,775,000	\$1,925,000	+ 8.5%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	57	50	- 12.3%	57	50	- 12.3%
Percent of Original List Price Received*	94.1%	101.0%	+ 7.3%	94.1%	101.0%	+ 7.3%
New Listings	16	18	+ 12.5%	16	18	+ 12.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$706,000	\$0	- 100.0%	\$706,000	\$0	- 100.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	34	0	- 100.0%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	101.4%	0.0%	- 100.0%
New Listings	3	5	+ 66.7%	3	5	+ 66.7%

* 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

