

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

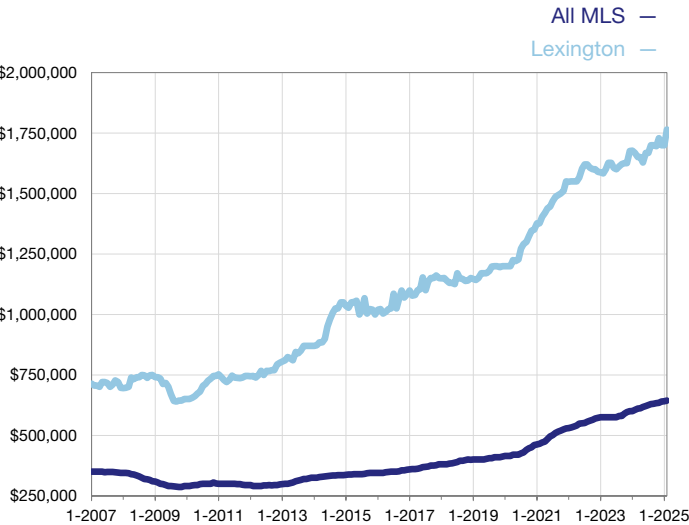
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	15	- 25.0%	30	29	- 3.3%
Closed Sales	19	10	- 47.4%	30	22	- 26.7%
Median Sales Price*	\$1,665,000	\$3,026,500	+ 81.8%	\$1,667,500	\$2,320,000	+ 39.1%
Inventory of Homes for Sale	35	28	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	87	+ 81.3%	52	65	+ 25.0%
Percent of Original List Price Received*	98.6%	96.8%	- 1.8%	96.9%	99.0%	+ 2.2%
New Listings	23	20	- 13.0%	39	38	- 2.6%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	8	+ 300.0%	3	11	+ 266.7%
Closed Sales	0	6	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$1,310,000	--	\$706,000	\$1,310,000	+ 85.6%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.7	0.2	- 88.2%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	34	26	- 23.5%
Percent of Original List Price Received*	0.0%	102.8%	--	101.4%	102.8%	+ 1.4%
New Listings	4	6	+ 50.0%	7	11	+ 57.1%

* 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

