

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	17	23	+ 35.3%	229	268	+ 17.0%
Closed Sales	17	22	+ 29.4%	232	242	+ 4.3%
Median Sales Price*	\$1,310,000	\$1,574,500	+ 20.2%	\$1,728,000	\$1,912,500	+ 10.7%
Inventory of Homes for Sale	38	59	+ 55.3%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	44	38	- 13.6%	43	36	- 16.3%
Percent of Original List Price Received*	104.1%	100.9%	- 3.1%	102.3%	101.6%	- 0.7%
New Listings	24	25	+ 4.2%	273	355	+ 30.0%

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

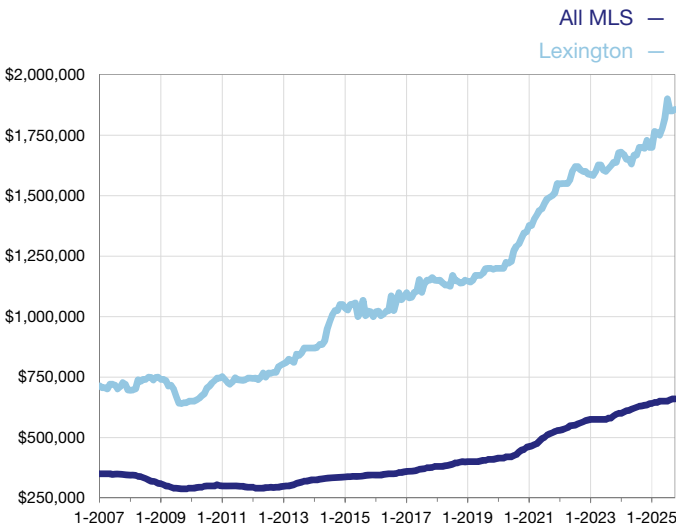
Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	4	- 20.0%	40	39	- 2.5%
Closed Sales	3	5	+ 66.7%	36	38	+ 5.6%
Median Sales Price*	\$525,000	\$800,000	+ 52.4%	\$789,950	\$862,500	+ 9.2%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	41	21	- 48.8%	37	21	- 43.2%
Percent of Original List Price Received*	98.3%	101.4%	+ 3.2%	102.4%	103.1%	+ 0.7%
New Listings	4	6	+ 50.0%	41	45	+ 9.8%

* 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

