

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	6	- 25.0%	249	286	+ 14.9%
Closed Sales	15	20	+ 33.3%	262	284	+ 8.4%
Median Sales Price*	\$1,254,050	\$1,687,500	+ 34.6%	\$1,700,000	\$1,880,000	+ 10.6%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	58	81	+ 39.7%	44	41	- 6.8%
Percent of Original List Price Received*	98.8%	96.3%	- 2.5%	101.7%	101.1%	- 0.6%
New Listings	8	6	- 25.0%	294	366	+ 24.5%

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

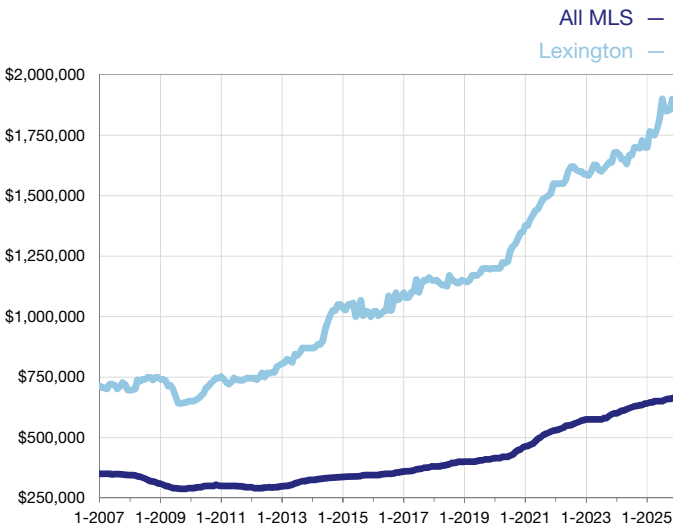
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	42	42	0.0%
Closed Sales	5	0	- 100.0%	43	40	- 7.0%
Median Sales Price*	\$770,000	\$0	- 100.0%	\$789,900	\$862,500	+ 9.2%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	36	21	- 41.7%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	102.0%	102.9%	+ 0.9%
New Listings	0	3	--	43	49	+ 14.0%

* 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

