

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	12	- 14.3%	28	26	- 7.1%
Closed Sales	10	5	- 50.0%	22	10	- 54.5%
Median Sales Price*	\$3,026,500	\$2,666,000	- 11.9%	\$2,320,000	\$1,612,500	- 30.5%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	87	64	- 26.4%	65	64	- 1.5%
Percent of Original List Price Received*	96.8%	99.0%	+ 2.3%	99.0%	97.0%	- 2.0%
New Listings	21	27	+ 28.6%	38	39	+ 2.6%

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

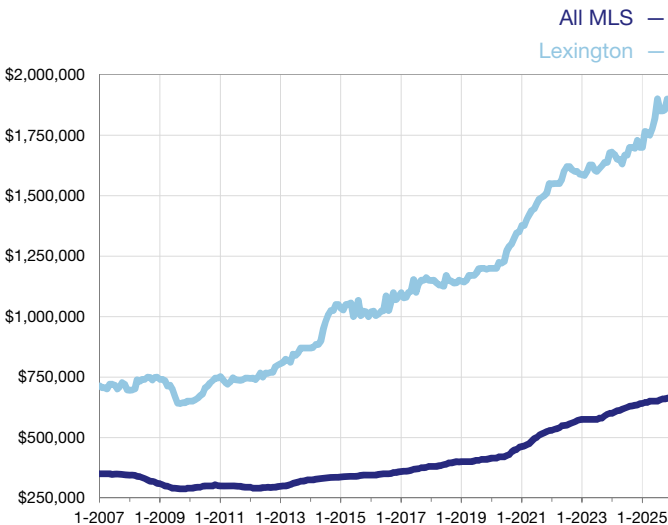
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	1	- 85.7%	10	6	- 40.0%
Closed Sales	6	3	- 50.0%	6	5	- 16.7%
Median Sales Price*	\$1,310,000	\$603,500	- 53.9%	\$1,310,000	\$735,000	- 43.9%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.5	2.2	+ 340.0%	--	--	--
Cumulative Days on Market Until Sale	26	63	+ 142.3%	26	53	+ 103.8%
Percent of Original List Price Received*	102.8%	98.8%	- 3.9%	102.8%	98.2%	- 4.5%
New Listings	6	2	- 66.7%	11	8	- 27.3%

* 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

