

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	31	+ 63.2%	47	55	+ 17.0%
Closed Sales	9	17	+ 88.9%	31	28	- 9.7%
Median Sales Price*	\$1,650,000	\$1,750,000	+ 6.1%	\$2,150,000	\$1,875,000	- 12.8%
Inventory of Homes for Sale	52	60	+ 15.4%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	69	40	- 42.0%	66	48	- 27.3%
Percent of Original List Price Received*	105.9%	100.3%	- 5.3%	101.0%	99.0%	- 2.0%
New Listings	43	47	+ 9.3%	81	86	+ 6.2%

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

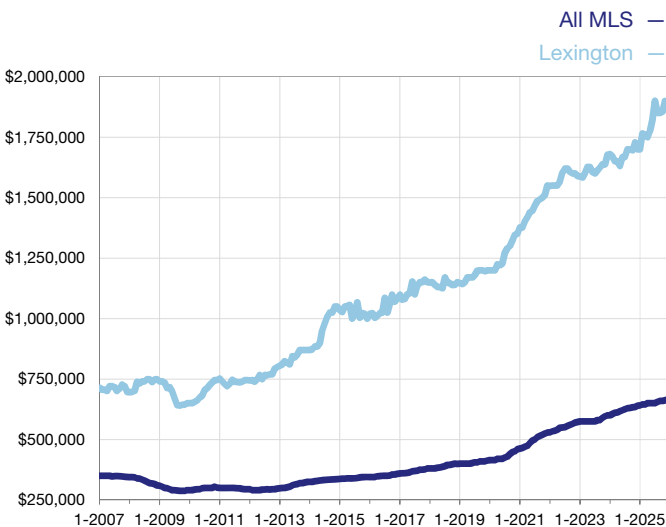
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	15	10	- 33.3%
Closed Sales	5	1	- 80.0%	11	6	- 45.5%
Median Sales Price*	\$652,500	\$525,907	- 19.4%	\$915,000	\$669,250	- 26.9%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	13	22	+ 69.2%	20	48	+ 140.0%
Percent of Original List Price Received*	106.7%	99.9%	- 6.4%	104.6%	98.5%	- 5.8%
New Listings	6	5	- 16.7%	17	13	- 23.5%

* 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

