

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	38	43	+ 13.2%	85	90	+ 5.9%
Closed Sales	20	25	+ 25.0%	51	53	+ 3.9%
Median Sales Price*	\$1,904,000	\$1,999,999	+ 5.0%	\$1,953,000	\$1,999,999	+ 2.4%
Inventory of Homes for Sale	56	106	+ 89.3%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--
Cumulative Days on Market Until Sale	14	65	+ 364.3%	45	56	+ 24.4%
Percent of Original List Price Received*	106.2%	98.3%	- 7.4%	103.0%	98.7%	- 4.2%
New Listings	45	87	+ 93.3%	126	172	+ 36.5%

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

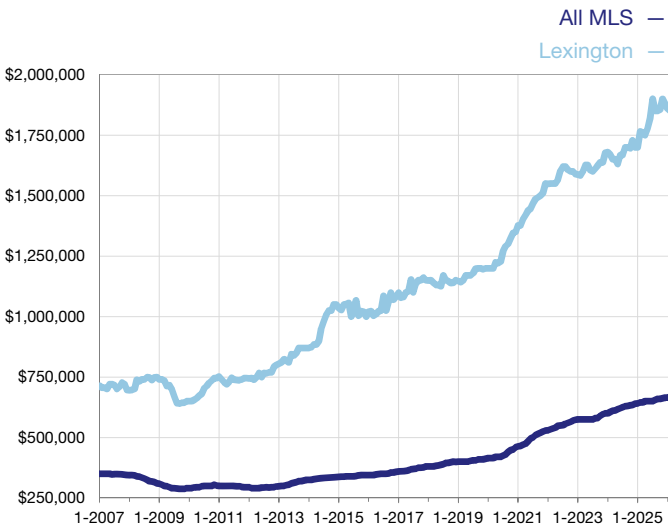
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	17	12	- 29.4%
Closed Sales	5	5	0.0%	16	11	- 31.3%
Median Sales Price*	\$900,000	\$2,250,000	+ 150.0%	\$907,500	\$980,000	+ 8.0%
Inventory of Homes for Sale	3	12	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	3.9	+ 387.5%	--	--	--
Cumulative Days on Market Until Sale	17	41	+ 141.2%	19	45	+ 136.8%
Percent of Original List Price Received*	99.2%	101.5%	+ 2.3%	102.9%	99.9%	- 2.9%
New Listings	2	8	+ 300.0%	19	21	+ 10.5%

* 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

