

Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	39	54	+ 38.5%	124	139	+ 12.1%
Closed Sales	36	29	- 19.4%	87	82	- 5.7%
Median Sales Price*	\$1,950,000	\$1,726,500	- 11.5%	\$1,950,000	\$1,937,900	- 0.6%
Inventory of Homes for Sale	71	99	+ 39.4%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	44	28	- 36.4%	45	46	+ 2.2%
Percent of Original List Price Received*	102.0%	103.4%	+ 1.4%	102.6%	100.3%	- 2.2%
New Listings	58	56	- 3.4%	184	226	+ 22.8%

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

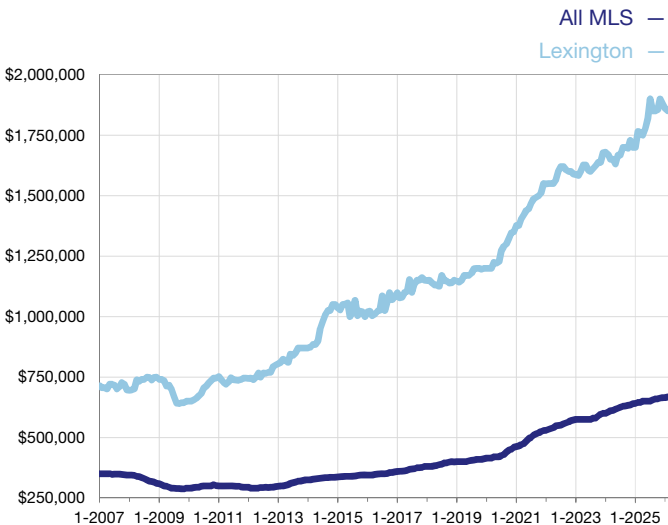
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	21	19	- 9.5%
Closed Sales	3	2	- 33.3%	19	13	- 31.6%
Median Sales Price*	\$1,000,000	\$1,250,000	+ 25.0%	\$915,000	\$980,000	+ 7.1%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	44	+ 175.0%	18	45	+ 150.0%
Percent of Original List Price Received*	104.5%	96.6%	- 7.6%	103.1%	99.4%	- 3.6%
New Listings	5	5	0.0%	24	25	+ 4.2%

* 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

