

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

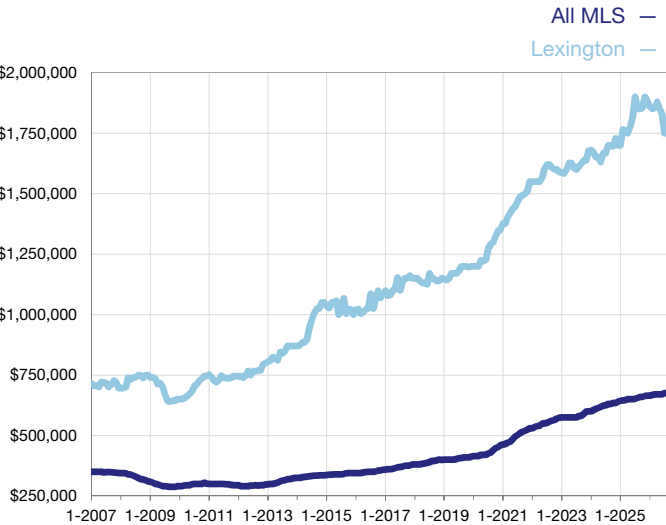
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	24	+ 9.1%	215	224	+ 4.2%
Closed Sales	42	34	- 19.0%	200	208	+ 4.0%
Median Sales Price*	\$1,800,000	\$1,978,750	+ 9.9%	\$1,951,500	\$1,750,000	- 10.3%
Inventory of Homes for Sale	53	67	+ 26.4%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	30	58	+ 93.3%	35	50	+ 42.9%
Percent of Original List Price Received*	98.8%	97.5%	- 1.3%	101.9%	99.3%	- 2.6%
New Listings	20	24	+ 20.0%	278	314	+ 12.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	30	31	+ 3.3%
Closed Sales	4	5	+ 25.0%	28	29	+ 3.6%
Median Sales Price*	\$713,500	\$1,060,000	+ 48.6%	\$837,500	\$1,050,000	+ 25.4%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	0.9	3.6	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	26	52	+ 100.0%	19	46	+ 142.1%
Percent of Original List Price Received*	98.6%	97.2%	- 1.4%	103.0%	99.3%	- 3.6%
New Listings	2	6	+ 200.0%	33	47	+ 42.4%

* 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

