

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lexington

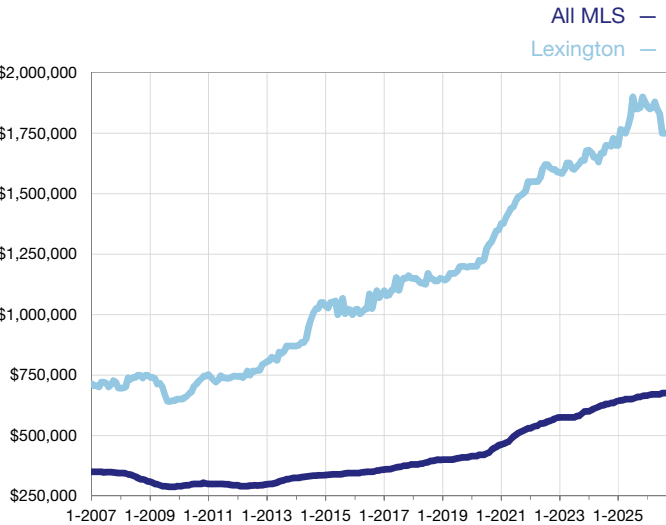
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	27	20	- 25.9%	242	242	0.0%
Closed Sales	20	15	- 25.0%	220	223	+ 1.4%
Median Sales Price*	\$1,734,250	\$1,570,000	- 9.5%	\$1,950,000	\$1,750,000	- 10.3%
Inventory of Homes for Sale	64	83	+ 29.7%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	49	+ 11.4%	36	50	+ 38.9%
Percent of Original List Price Received*	98.9%	97.6%	- 1.3%	101.6%	99.2%	- 2.4%
New Listings	51	41	- 19.6%	329	354	+ 7.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	35	36	+ 2.9%
Closed Sales	5	3	- 40.0%	33	32	- 3.0%
Median Sales Price*	\$1,150,000	\$915,000	- 20.4%	\$875,000	\$1,015,000	+ 16.0%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--
Months Supply of Inventory	1.1	3.9	+ 254.5%	--	--	--
Cumulative Days on Market Until Sale	30	42	+ 40.0%	21	46	+ 119.0%
Percent of Original List Price Received*	105.0%	94.7%	- 9.8%	103.3%	98.9%	- 4.3%
New Listings	6	8	+ 33.3%	39	53	+ 35.9%

* 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

