Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Lexington

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**23**	+ 21.1%	261	**262**	+ 0.4%
Closed Sales	23	**22**	- 4.3%	243	**245**	+ 0.8%
Median Sales Price*	$1,550,000	**$1,932,500**	+ 24.7%	$1,900,000	**$1,750,000**	- 7.9%
Inventory of Homes for Sale	66	**64**	- 3.0%	--	--	--
Months Supply of Inventory	2.8	**2.7**	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	37	**64**	+ 73.0%	36	**51**	+ 41.7%
Percent of Original List Price Received*	101.0%	**95.2%**	- 5.7%	101.6%	**98.8%**	- 2.8%
New Listings	25	**19**	- 24.0%	354	**375**	+ 5.9%

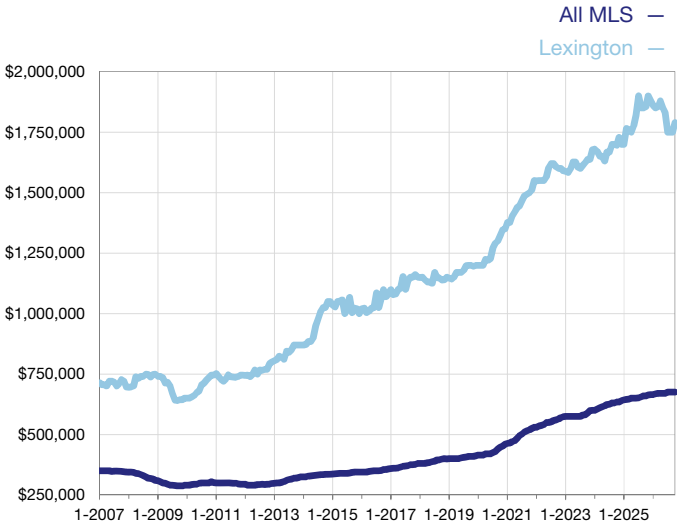
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

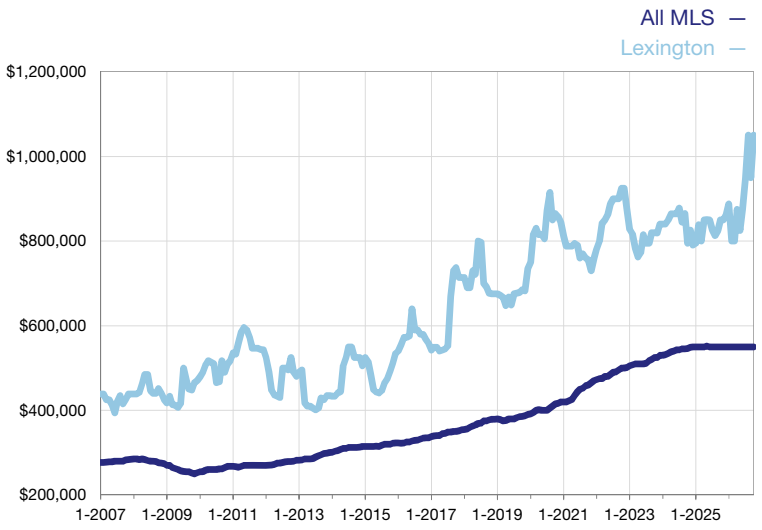
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**3**	- 25.0%	39	**38**	- 2.6%
Closed Sales	5	**3**	- 40.0%	38	**35**	- 7.9%
Median Sales Price*	$800,000	**$1,199,900**	+ 50.0%	$862,500	**$1,050,000**	+ 21.7%
Inventory of Homes for Sale	5	**16**	+ 220.0%	--	--	--
Months Supply of Inventory	1.5	**4.7**	+ 213.3%	--	--	--
Cumulative Days on Market Until Sale	21	**133**	+ 533.3%	21	**53**	+ 152.4%
Percent of Original List Price Received*	101.4%	**101.9%**	+ 0.5%	103.1%	**99.1%**	- 3.9%
New Listings	5	**7**	+ 40.0%	44	**59**	+ 34.1%

* 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



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