

Lexington, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Single Family

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	14	31	24	45	68
Average Days on Market	36	98	62	67	86
Average List Price	\$2,784,707.07	\$2,885,803.06	\$2,980,641.67	\$2,949,444.44	\$3,104,298.38
Average List \$ / SqFt	\$527.34	\$525.74	\$574.09	\$599.14	\$651.51
Approximate Absorption Rate	222.02%	82.26%	104.17%	45.37%	34.19%
Approximate Months Supply of Inventory	0.45	1.22	0.96	2.20	2.92
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	104	92	88	112	125
Average Original List Price	\$1,802,823.02	\$2,159,949.95	\$2,132,184.09	\$2,339,460.71	\$2,293,047.12
Average Original List \$ / SqFt	\$494.13	\$513.32	\$568.00	\$590.02	\$580.82
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	91	84	77	74	81
Average List Price	\$1,622,546.10	\$2,045,672.61	\$1,908,632.47	\$2,170,143.24	\$2,081,697.28
Average List \$ / SqFt	\$486.57	\$501.78	\$558.38	\$596.66	\$585.42
Average Days to Offer	14	38	36	18	31
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	4	7	7	11	19
Average Original List Price	\$2,216,975.00	\$2,405,428.57	\$2,348,857.14	\$2,746,272.73	\$2,727,047.37
Average Original List \$ / SqFt	\$536.05	\$535.42	\$620.04	\$637.83	\$596.56
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	52	39	59	41	33
Average Days on Market	38	85	46	53	60
Average Days to Offer	28	67	37	22	45
Average Sale Price	\$1,868,546.15	\$1,966,487.18	\$1,922,740.42	\$2,135,342.80	\$2,093,084.82
Average Sale \$ / SqFt	\$535.90	\$497.18	\$547.44	\$560.40	\$592.87
Average List Price	\$1,783,590.29	\$2,010,705.08	\$1,915,810.17	\$2,117,136.59	\$2,114,502.70
Average List \$ / SqFt	\$496.07	\$501.15	\$539.65	\$547.52	\$592.15
Average Original List Price	\$1,778,671.06	\$2,074,012.77	\$1,959,096.61	\$2,130,380.49	\$2,166,981.48
Average Original List \$ / SqFt	\$497.91	\$514.80	\$548.81	\$550.10	\$602.83
Average Sale Price as % of List Price	107.41%	99.20%	101.76%	102.61%	100.25%
Average Sale Price as % of Original List Price	107.11%	96.94%	100.06%	102.19%	98.51%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	405	372	337	339	394
Units Price Changed	46	70	74	63	109
Units Went Pending	380	308	296	257	313
Units Sold	373	306	300	245	279

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Condominium

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	1	2	1	2	10
Average Days on Market	33	2	104	16	57
Average List Price	\$1,250,000.00	\$760,000.00	\$699,000.00	\$1,374,950.00	\$1,584,380.00
Average List \$ / SqFt	\$500.00	\$368.60	\$364.82	\$618.14	\$618.36
Approximate Absorption Rate	691.67%	237.50%	425.00%	191.67%	29.17%
Approximate Months Supply of Inventory	0.14	0.42	0.24	0.52	3.43
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	18	16	11	19	16
Average Original List Price	\$899,587.72	\$760,781.19	\$985,763.64	\$1,023,521.05	\$1,425,974.44
Average Original List \$ / SqFt	\$489.67	\$483.95	\$525.61	\$570.28	\$591.05
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	22	16	11	17	12
Average List Price	\$1,020,385.41	\$795,462.44	\$986,309.09	\$972,411.76	\$1,280,124.25
Average List \$ / SqFt	\$506.61	\$511.55	\$547.54	\$543.55	\$675.59
Average Days to Offer	17	13	34	11	37
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	0	0	3	3	3
Average Original List Price	\$0.00	\$0.00	\$992,666.67	\$856,633.33	\$1,454,000.00
Average Original List \$ / SqFt	\$0.00	\$0.00	\$516.96	\$585.89	\$510.07
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	20	13	9	12	7
Average Days on Market	25	47	20	18	42
Average Days to Offer	19	21	14	11	35
Average Sale Price	\$1,146,788.90	\$698,914.92	\$967,433.33	\$1,068,958.33	\$1,117,986.71
Average Sale \$ / SqFt	\$538.80	\$533.41	\$523.04	\$571.83	\$601.06
Average List Price	\$1,120,473.95	\$684,261.46	\$938,877.78	\$1,028,416.67	\$1,131,798.71
Average List \$ / SqFt	\$522.30	\$525.00	\$509.13	\$544.08	\$606.17
Average Original List Price	\$1,120,223.95	\$698,415.31	\$951,100.00	\$1,032,916.67	\$1,133,098.71
Average Original List \$ / SqFt	\$522.21	\$534.00	\$514.21	\$545.27	\$607.62
Average Sale Price as % of List Price	103.88%	101.66%	103.36%	105.24%	99.67%
Average Sale Price as % of Original List Price	103.90%	100.05%	102.53%	104.97%	99.42%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	85	69	51	53	49
Units Price Changed	11	14	16	8	9
Units Went Pending	83	64	50	48	37
Units Sold	83	57	51	46	35

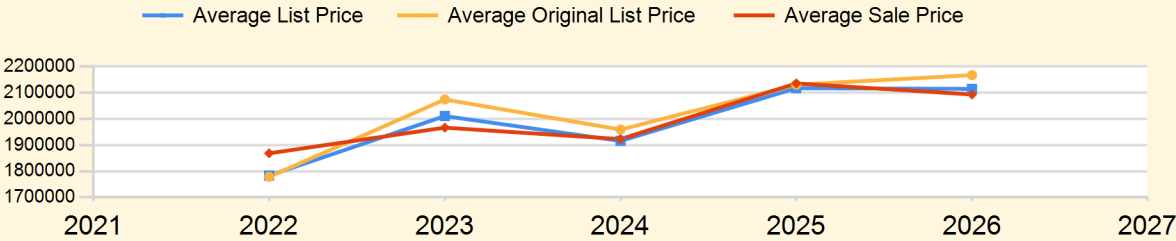
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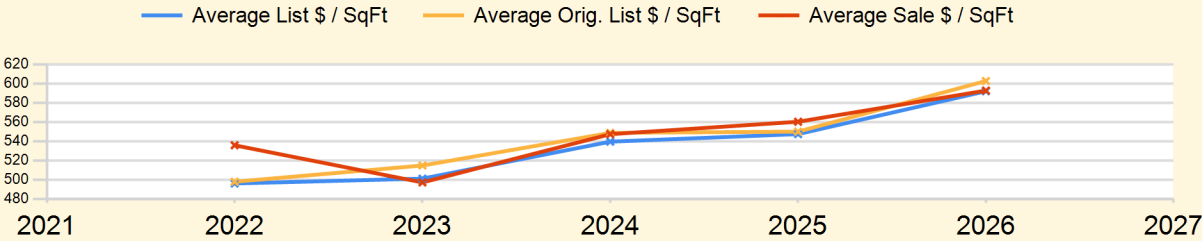
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$1,783,590.29	\$2,010,705.08	\$1,915,810.17	\$2,117,136.59	\$2,114,502.70
Original List Price	\$1,778,671.06	\$2,074,012.77	\$1,959,096.61	\$2,130,380.49	\$2,166,981.48
Sale Price	\$1,868,546.15	\$1,966,487.18	\$1,922,740.42	\$2,135,342.80	\$2,093,084.82

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$496.07	\$501.15	\$539.65	\$547.52	\$592.15
Orig. List \$ / SqFt	\$497.91	\$514.80	\$548.81	\$550.10	\$602.83
Sale \$ / SqFt	\$535.90	\$497.18	\$547.44	\$560.40	\$592.87

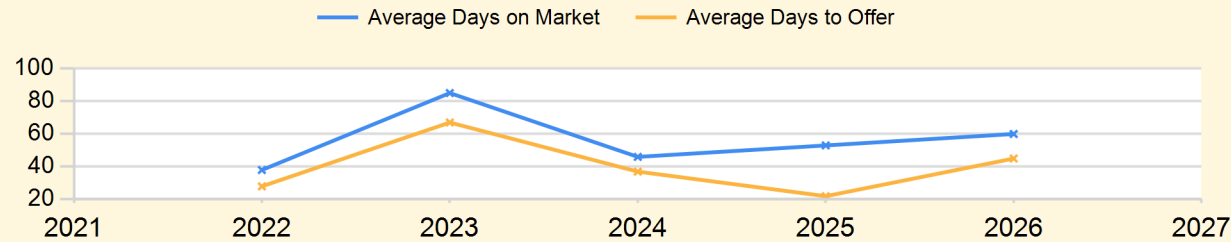
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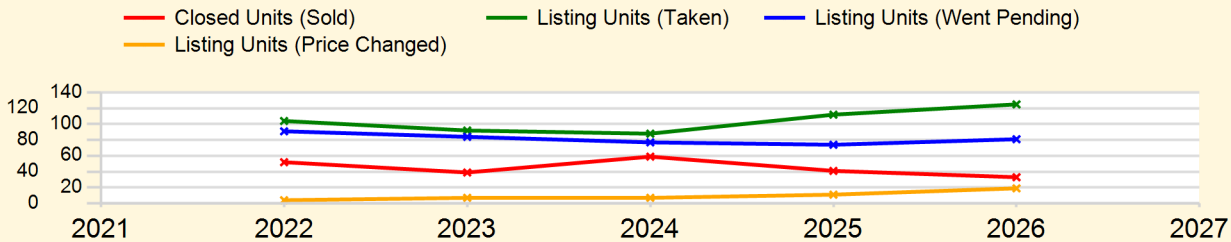
Single Family

Average Days to Offer (Sold Inventory - Year to Date)



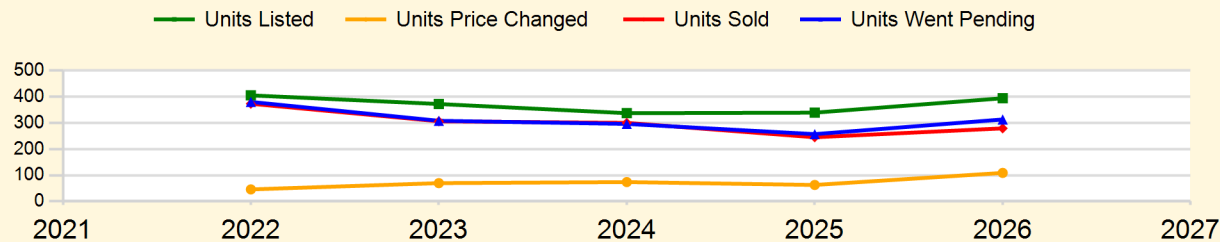
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Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	52	39	59	41	33
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Units Taken	104	92	88	112	125
Units Went Pending	91	84	77	74	81

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	405	372	337	339	394
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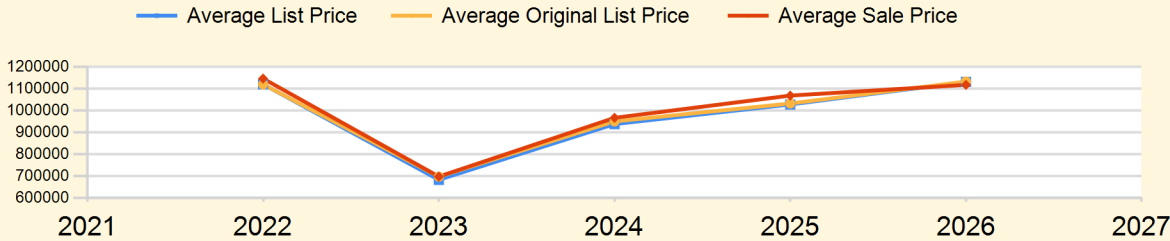
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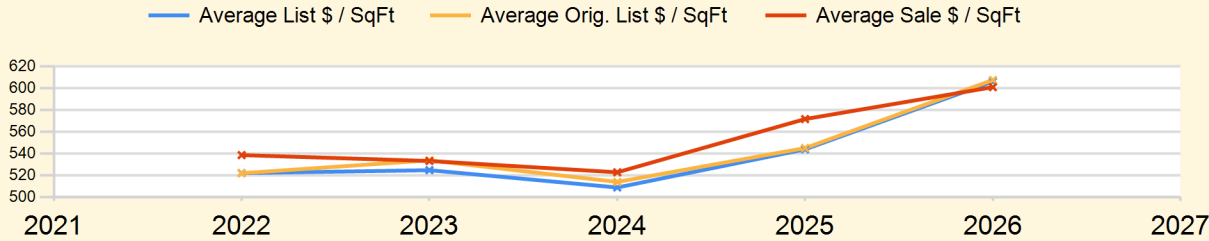
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Sale Price	\$1,146,788.90	\$698,914.92	\$967,433.33	\$1,068,958.33	\$1,117,986.71

Average Price / SqFt (Sold Inventory - Year to Date)



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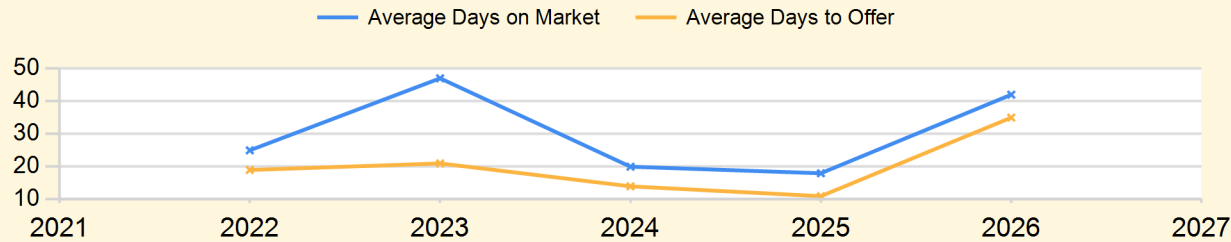
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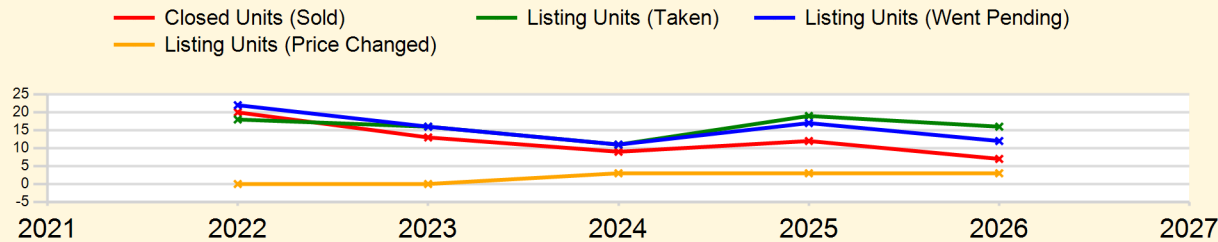
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



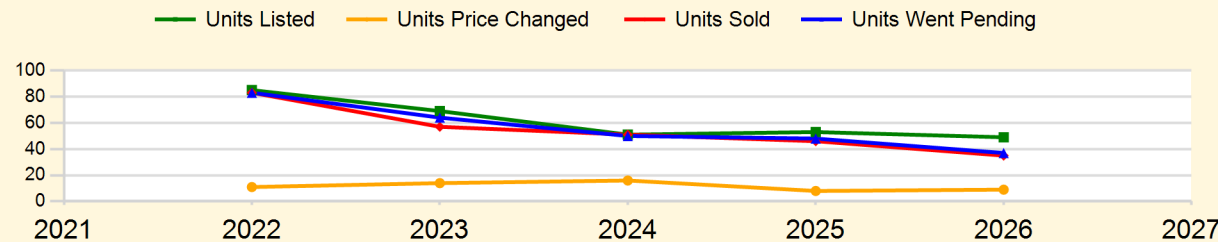
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Listing Units (Year to Date)



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Units Sold	20	13	9	12	7
Units Price Changed	0	0	3	3	3
Units Taken	18	16	11	19	16
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12 Months Activity



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