

Lexington, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units	36	22	-14	39	0	-39	44	0	-44	23	0	-23
Median Days on Market	30	40	10	39	0	-39	44	0	-44	88	0	-88
Median List Price	\$2,696,500.00	\$3,093,750.00	\$397,250.00	\$2,880,000.00	\$0.00	-\$2,880,000.00	\$2,849,995.00	\$0.00	-\$2,849,995.00	\$3,500,000.00	\$0.00	-\$3,500,000.00
Median List \$ / SqFt	\$521.62	\$550.16	\$28.54	\$549.18	\$0.00	-\$549.18	\$555.66	\$0.00	-\$555.66	\$579.59	\$0.00	-\$579.59
Approx. Absorption Rate	72.69%	108.71%	36.02%	70.09%	0.00%	-70.09%	54.92%	0.00%	-54.92%	101.45%	0.00%	-101.45%
Approx. Months Supply of Inventory	1.38	0.92	-0.46	1.43	0.00	-1.43	1.82	0.00	-1.82	0.99	0.00	-0.99
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Taken)	80	71	-9	131	0	-131	81	0	-81	49	0	-49
Median Original List Price	\$1,922,500.00	\$1,799,000.00	-\$123,500.00	\$1,695,000.00	\$0.00	-\$1,695,000.00	\$1,589,000.00	\$0.00	-\$1,589,000.00	\$1,915,000.00	\$0.00	-\$1,915,000.00
Median Original List \$ / SqFt	\$500.29	\$543.40	\$43.11	\$520.00	\$0.00	-\$520.00	\$546.09	\$0.00	-\$546.09	\$537.34	\$0.00	-\$537.34
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Price Changed)	5	6	1	15	0	-15	14	0	-14	18	0	-18
Median Original List Price	\$2,395,000.00	\$1,874,500.00	-\$520,500.00	\$1,988,000.00	\$0.00	-\$1,988,000.00	\$1,365,000.00	\$0.00	-\$1,365,000.00	\$1,774,500.00	\$0.00	-\$1,774,500.00
Median Original List \$ / SqFt	\$509.70	\$565.56	\$55.86	\$553.68	\$0.00	-\$553.68	\$508.42	\$0.00	-\$508.42	\$542.23	\$0.00	-\$542.23
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Went Pending)	69	65	-4	117	0	-117	78	0	-78	51	0	-51
Median List Price	\$1,895,000.00	\$1,599,000.00	-\$296,000.00	\$1,549,000.00	\$0.00	-\$1,549,000.00	\$1,580,000.00	\$0.00	-\$1,580,000.00	\$1,599,000.00	\$0.00	-\$1,599,000.00
Median List \$ / SqFt	\$497.21	\$545.88	\$48.67	\$508.67	\$0.00	-\$508.67	\$512.17	\$0.00	-\$512.17	\$478.60	\$0.00	-\$478.60
Median Days to Offer	6	7	1	6	0	-6	13	0	-13	27	0	-27

Lexington, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Closed Units (Sold)	34	41	7	105	0	-105	81	0	-81	59	0	-59
Median Days on Market	43	31	-12	16	0	-16	19	0	-19	19	0	-19
Median Days to Offer	23	29	6	6	0	-6	8	0	-8	8	0	-8
Median Sale Price	\$2,135,750.00	\$1,660,000.00	-\$475,750.00	\$1,688,000.00	\$0.00	-\$1,688,000.00	\$1,612,000.00	\$0.00	-\$1,612,000.00	\$1,570,000.00	\$0.00	-\$1,570,000.00
Median Sale \$ / SqFt	\$466.32	\$510.36	\$44.04	\$536.72	\$0.00	-\$536.72	\$520.46	\$0.00	-\$520.46	\$507.02	\$0.00	-\$507.02
Median List Price	\$2,122,000.00	\$1,599,000.00	-\$523,000.00	\$1,600,000.00	\$0.00	-\$1,600,000.00	\$1,500,000.00	\$0.00	-\$1,500,000.00	\$1,585,000.00	\$0.00	-\$1,585,000.00
Median List \$ / SqFt	\$469.01	\$503.67	\$34.66	\$508.67	\$0.00	-\$508.67	\$508.13	\$0.00	-\$508.13	\$502.81	\$0.00	-\$502.81
Median Original List Price	\$2,149,500.00	\$1,600,000.00	-\$549,500.00	\$1,600,000.00	\$0.00	-\$1,600,000.00	\$1,589,000.00	\$0.00	-\$1,589,000.00	\$1,589,000.00	\$0.00	-\$1,589,000.00
Median Original List \$ / SqFt	\$472.87	\$507.02	\$34.15	\$511.25	\$0.00	-\$511.25	\$516.07	\$0.00	-\$516.07	\$514.71	\$0.00	-\$514.71
Median Sale Price as % of List Price	97.53%	100.00%	2.47%	103.65%	0.00%	-103.65%	100.77%	0.00%	-100.77%	100.00%	0.00%	-100%
Median Sale Price as % of Original List Price	96.74%	98.21%	1.47%	103.40%	0.00%	-103.40%	100.19%	0.00%	-100.19%	98.63%	0.00%	-98.63%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Units Listed	385	333	-52	365	201	-164	345	120	-225	341	71	-270
Units Price Changed	70	75	5	67	50	-17	66	27	-39	77	6	-71
Units Went Pending	318	303	-15	306	191	-115	310	118	-192	303	65	-238
Units Sold	314	287	-27	328	184	-144	290	100	-190	280	41	-239

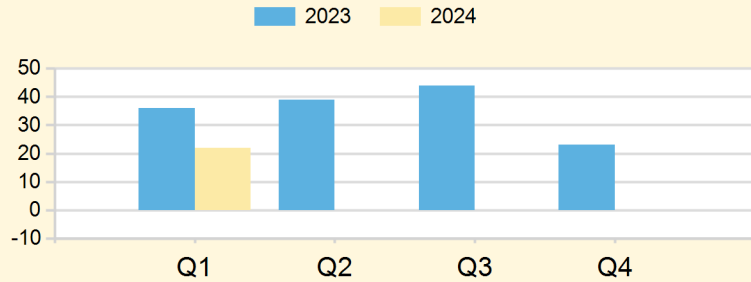
Lexington, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

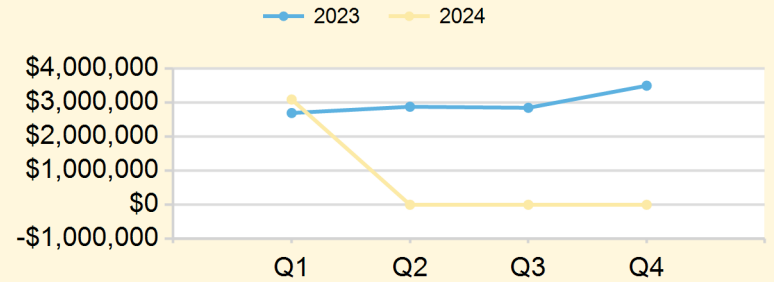
Single Family

Listing Inventory on the Last Day of Each Quarter



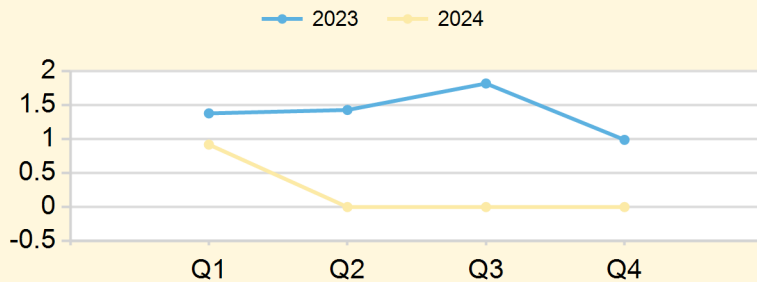
	Q1	Q2	Q3	Q4
2023	36	39	44	23
2024	22	0	0	0

Median List Price on the Last Day of Each Quarter



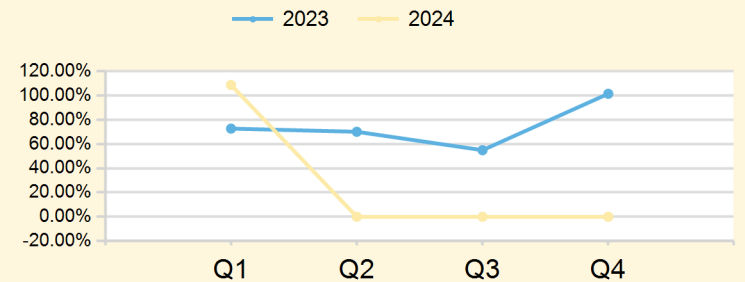
	Q1	Q2	Q3	Q4
2023	\$2,696,500.00	\$2,880,000.00	\$2,849,995.00	\$3,500,000.00
2024	\$3,093,750.00	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	1.38	1.43	1.82	0.99
2024	0.92	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	72.69%	70.09%	54.92%	101.45%
2024	108.71%	0.00%	0.00%	0.00%

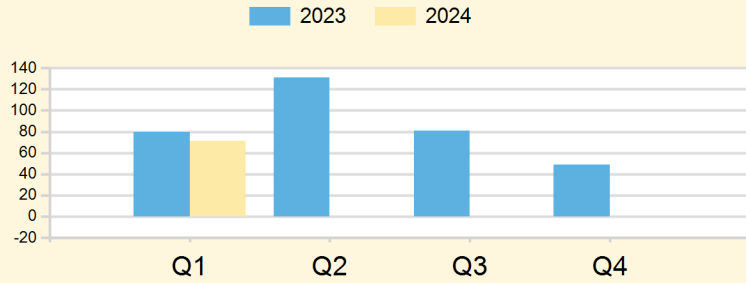
Lexington, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

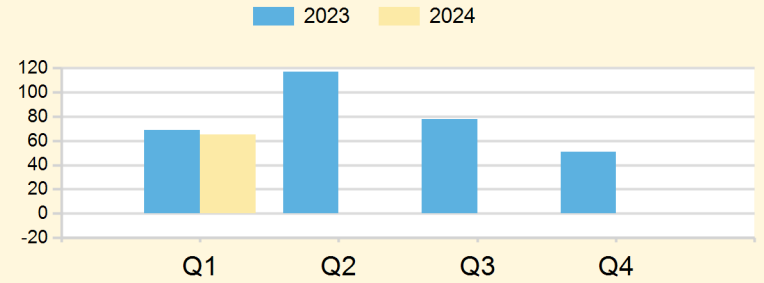
Single Family

Properties Listed During Each Quarter



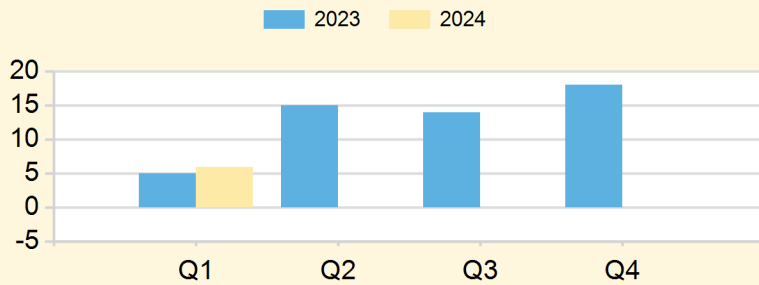
	Q1	Q2	Q3	Q4
2023	80	131	81	49
2024	71	0	0	0

Went Pending During Each Quarter



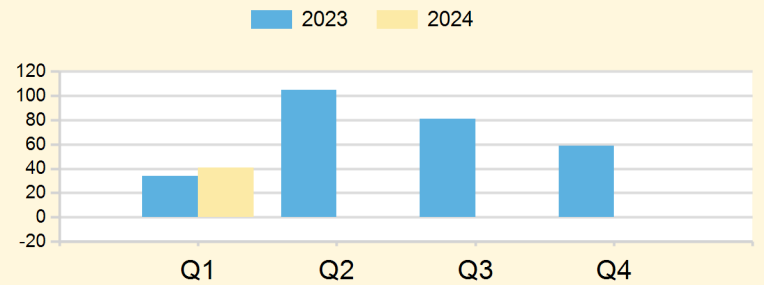
	Q1	Q2	Q3	Q4
2023	69	117	78	51
2024	65	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	5	15	14	18
2024	6	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	34	105	81	59
2024	41	0	0	0

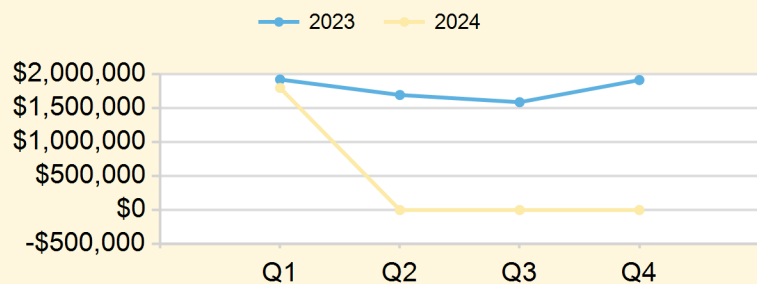
Lexington, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

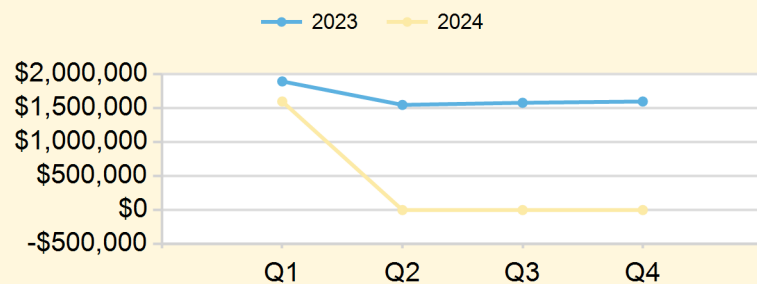
Single Family

Listed Properties - Median List Price For Each Quarter



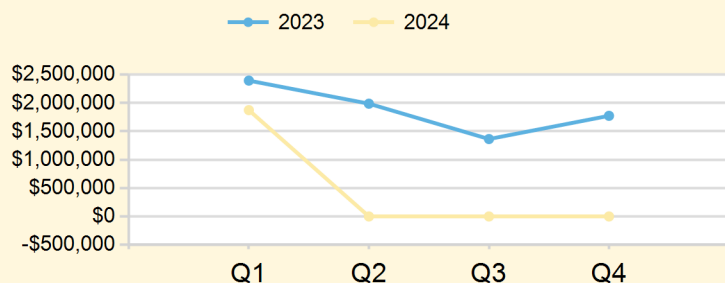
	Q1	Q2	Q3	Q4
2023	\$1,922,500.00	\$1,695,000.00	\$1,589,000.00	\$1,915,000.00
2024	\$1,799,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



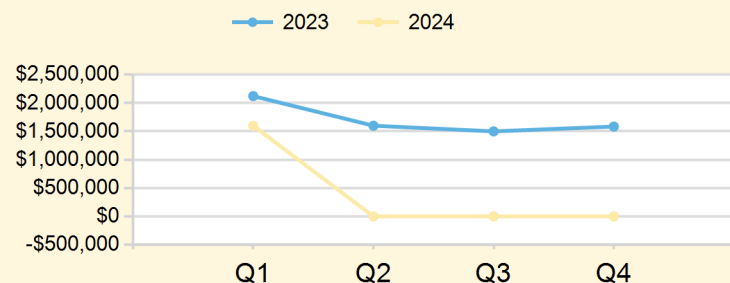
	Q1	Q2	Q3	Q4
2023	\$1,895,000.00	\$1,549,000.00	\$1,580,000.00	\$1,599,000.00
2024	\$1,599,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$2,395,000.00	\$1,988,000.00	\$1,365,000.00	\$1,774,500.00
2024	\$1,874,500.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$2,122,000.00	\$1,600,000.00	\$1,500,000.00	\$1,585,000.00
2024	\$1,599,000.00	\$0.00	\$0.00	\$0.00

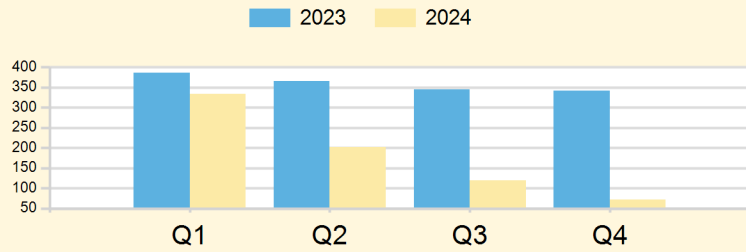
Lexington, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

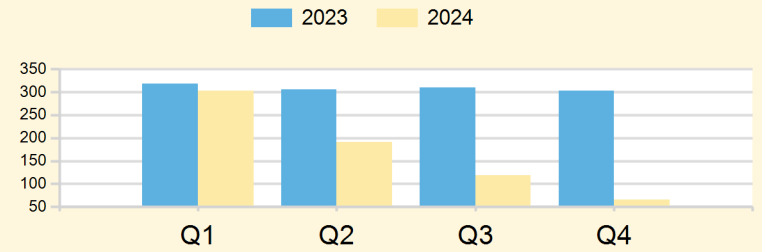
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



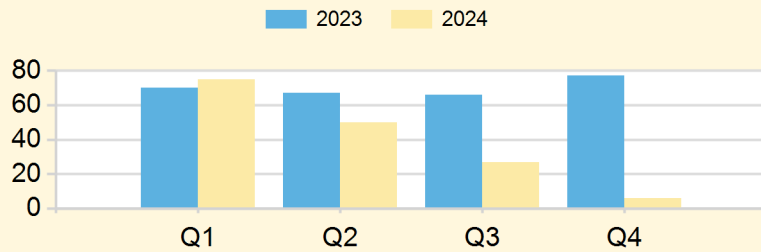
	Q1	Q2	Q3	Q4
2023	385	365	345	341
2024	333	201	120	71

Went Pending Between the Last Day of Each Quarter and 12 Months



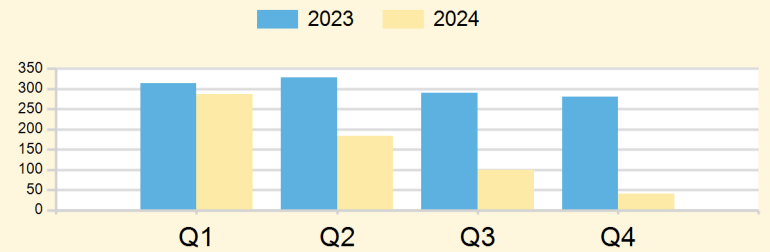
	Q1	Q2	Q3	Q4
2023	318	306	310	303
2024	303	191	118	65

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	70	67	66	77
2024	75	50	27	6

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	314	328	290	280
2024	287	184	100	41