



Lexington Single Family Home Market Report

Q1 2026 · January 1 – April 1, 2026

By The Mazur Team · Published April 1, 2026 · Source: MLS PIN

Lexington's single family market started 2026 with a clear divide: homes priced under \$2M are in strong seller's territory, going under agreement in under two weeks and closing above asking. The \$2M-plus segment is more balanced. With **35 homes currently under agreement** and **91 new listings** during Q1, the pipeline heading into spring is healthy.

Q1 2026 Market Snapshot

\$1,875,000

MEDIAN SALE PRICE

28

HOMES SOLD

48 days

AVG DAYS ON MARKET

38 days

AVG DAYS TO OFFER

99%

SALE-TO-LIST RATIO

43

ACTIVE LISTINGS

35

CURRENTLY PENDING

91

NEW LISTINGS Q1

Pricing Trends

28 single family homes closed in Lexington during Q1 2026, ranging from **\$860,000** to **\$3,695,000**. The median sale price was **\$1,875,000** (average: \$1,957,743). The \$1.5M–\$1.999M band was the most competitive segment: 4 homes went under agreement in an average of just 5 days and closed at **107% of list**. The \$1M–\$1.499M range (8 sales) also closed above asking at 104%. Above \$2M, homes averaged 44–78 days on market and closed at 94–98% of list.

Price Range	# Sold	Avg Sale Price	Avg DOM	Days to Offer	SP:LP
\$800K–\$899K	1	\$860,000	78	55	96%
\$900K–\$999K	1	\$905,000	5	5	95%
\$1M–\$1.499M	8	\$1,188,288	49	41	104%
\$1.5M–\$1.999M	4	\$1,639,250	16	5	107%
\$2M–\$2.499M	6	\$2,180,833	69	52	98%
\$2.5M–\$2.999M	5	\$2,746,700	44	34	96%
\$3M–\$3.999M	3	\$3,390,000	61	54	98%
All Sold (Q1 2026)	28	\$1,957,743 avg	48	38	99%

Median sale price (all sold): \$1,875,000. Lowest: \$860,000. Highest: \$3,695,000.



Days on Market

Sold homes averaged **48 days on market** and 38 days to receive an offer. The \$1.5M–\$2M band was the fastest: homes went under agreement in an average of just **5 days**. Above \$2M, homes averaged 44–69 days. Four listings expired with an average of 213 days on market, all priced above \$2.4M. Overpricing in the luxury tier is penalized quickly in Lexington’s data-savvy buyer pool.

Inventory and Supply

There were **43 active single family listings** as of April 1, 2026, with a median asking price of **\$2,598,000**. Inventory is heavily concentrated in the upper ranges: 13 homes listed between \$3M and \$4M, 6 between \$2.5M and \$3M. Nothing is listed below \$1.2M. The market is bifurcated: sub-\$2M inventory is effectively depleted, while the \$2.5M-plus segment is building inventory with buyers having room to be selective.

There are **35 homes currently under agreement** with a median pending price of \$1,989,000. In March alone, **36 homes went under agreement** — the most active pending month of Q1 and a clear signal for Q2 closings.

Price Range	Active	Avg Active DOM	New Listings Q1	Currently Pending
Under \$1M	0	—	6	3
\$1M–\$1.499M	7	14	17	7
\$1.5M–\$1.999M	9	13	20	8
\$2M–\$2.499M	4	28	14	7
\$2.5M–\$2.999M	6	112	12	3
\$3M–\$3.999M	13	55	17	5
\$4M+	4	~50	5	1
Total	43	43 avg	91	35

Active and pending as of 4/1/2026. 14 active listings carry a price reduction, averaging 93 days on market.

Sale-to-List Price Ratio

The overall SP:LP ratio was **99%**, meaning the average home closed about 1% under its final list price. But that headline hides a wide range by tier. Homes between \$1.5M and \$2M closed at **107% of list**, the \$1M–\$1.499M band closed at **104%**. Above \$2M, homes closed at 94–98% of list. Compared to **original** list prices, the overall SP:OP ratio was **97%** — reflecting that a number of sellers started above market. The 14 active listings with price reductions are averaging 93 days on market before cutting.



What This Means for Buyers and Sellers

FOR BUYERS

Under \$2M: Have financing ready and be prepared to act immediately. Homes in the \$1.5M–\$2M range are going under agreement in 5 days at 107% of list.

Above \$2M: You have more time and options. Homes are averaging 44–69 days on market. Price reductions are happening on listings that have been sitting 90+ days.

FOR SELLERS

Under \$2M: Price at market and expect competitive first-week activity. Overpricing is the one thing that breaks your momentum.

Above \$2M: Precision matters. Price based on what comparable homes actually sold for. The 14 active listings with price reductions are averaging 93 days before cutting.

Market Outlook: Spring 2026

With **35 homes under agreement** and 36 new contracts in March alone, Q2 is largely set. The spring market will bring more listings and more buyers. The sub-\$2M segment will see immediate competition for any new inventory. The \$3M-\$4M range carries 13 active listings and will need continued buyer absorption. Lexington's fundamentals, schools, history, proximity to Boston, and established community, remain unchanged. Buyers positioned to act under \$2M should move with conviction this spring.

Ready to Make a Move in Lexington?

The Mazur Team knows this market inside and out.

themazurteam.com/contact

Data Source & Disclaimer: All market data sourced from MLS PIN (MLS Property Information Network, Inc.). Covers single family (SF) properties in Lexington, Lexington-North Lexington, and Lexington-Pierces Bridge. Period: January 1, 2026 through April 1, 2026. Months of supply = active listings / (sold / 3). Data deemed reliable but not guaranteed. Not financial, legal, or investment advice. © 2026 The Mazur Team.