

Lexington 02420

ZIP code · MA · Massachusetts › Middlesex County › Lexington

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

-13.1%

1-YR CHANGE

182

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

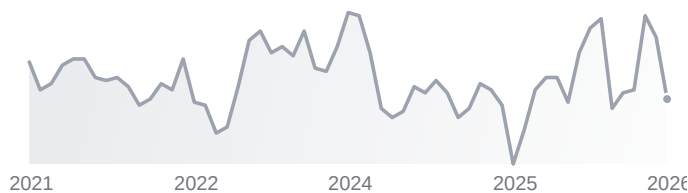
Balanced market · 52 / 100



MARKET TRENDS (5 YEARS)

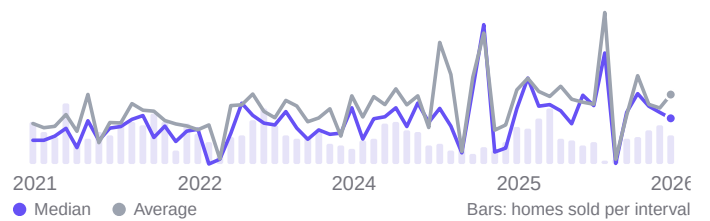
Market temperature (0–100)

52 / 100



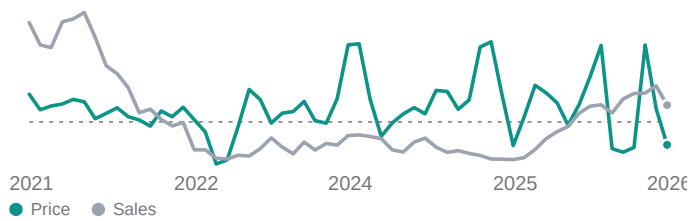
Sale prices

Median \$1.5M · Average \$1.8M



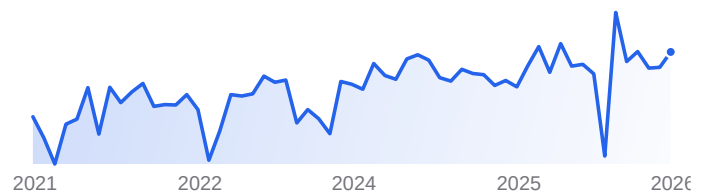
Growth (year over year)

Price -13.1% · Sales +9.6%



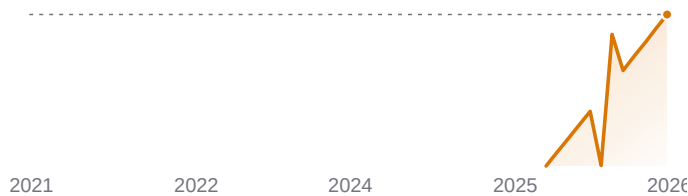
Price per square foot

\$716/ft²



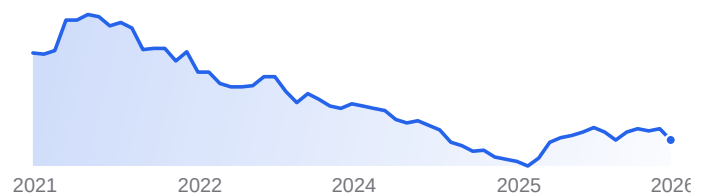
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

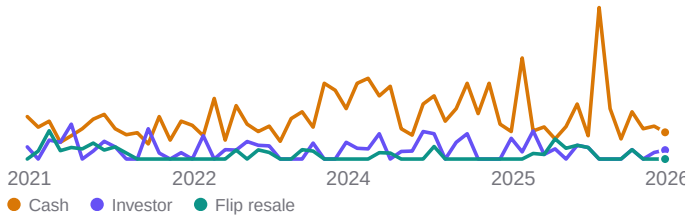
3.5%



BUYERS & OUTCOMES

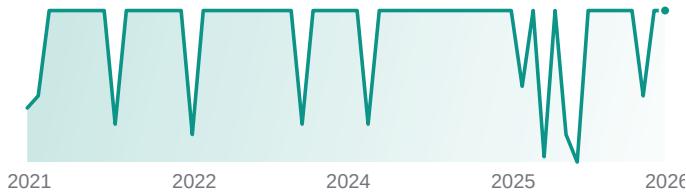
Buyer mix

Cash 18% · Investor 5.9% · Flip resale 0%



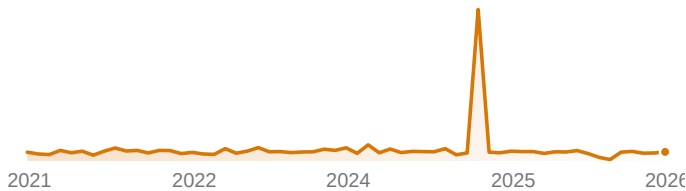
Sellers who sold at a gain

100%

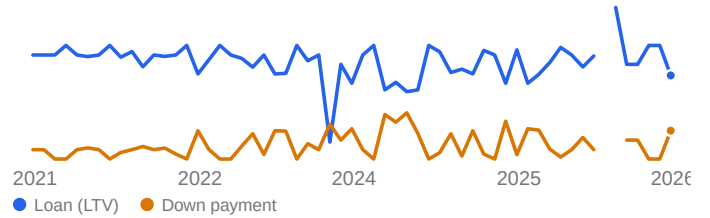


Median annualized return at resale

+5.2%

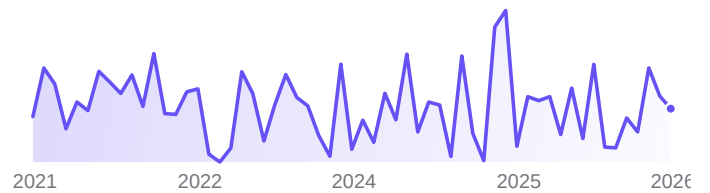


Financing (share of purchase price) Loan (LTV) 64% · Down payment 35%



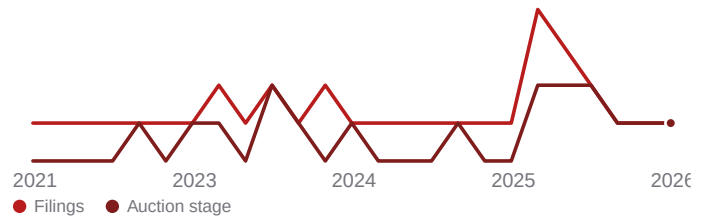
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,175
Median value (AVM)	\$1.5M
Median size	2,142 ft²
Median bedrooms	4
Median year built	1962
Single family	82%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.3%
Owner occupied	90%
Company owned	20%
Median loan-to-value	37%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	16,303
Density	2,192 / mi²
Median household income	\$199K
Average household income	\$279K
Crime index (US avg 100)	13
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	74
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	3.1%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.