

Lexington 02421

ZIP code · MA · Massachusetts › Middlesex County › Lexington

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

202

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



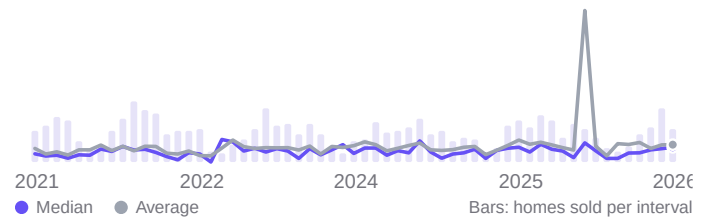
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1.7M · Average \$1.8M

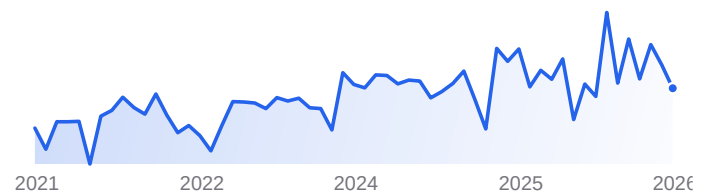
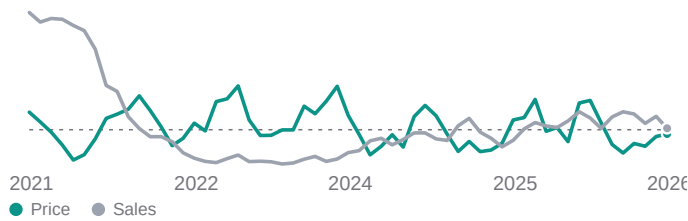


Growth (year over year)

Price -2.7% · Sales +1.0%

Price per square foot

\$677/ft²

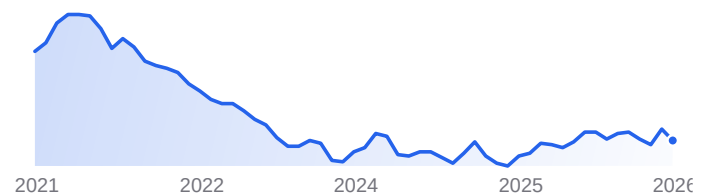
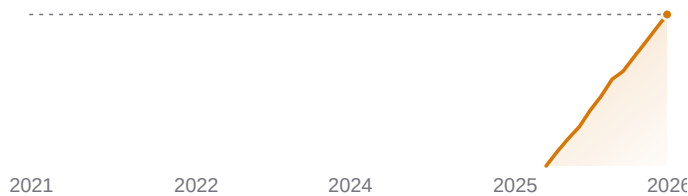


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

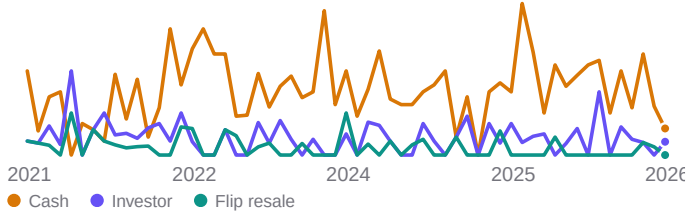
3.8%



BUYERS & OUTCOMES

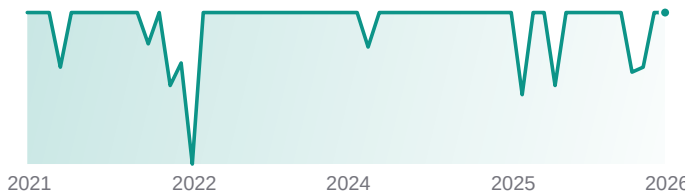
Buyer mix

Cash 11% · Investor 5.3% · Flip resale 0%



Sellers who sold at a gain

100%

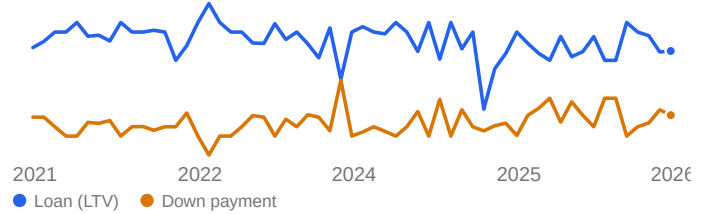


Median annualized return at resale

+6.4%

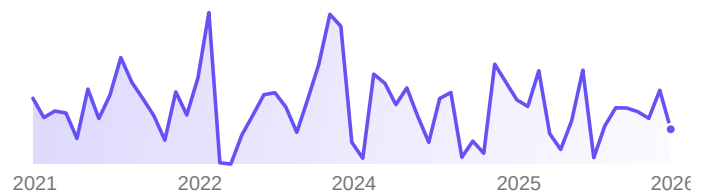


Financing (share of purchase price) Loan (LTV) 65% · Down payment 31%



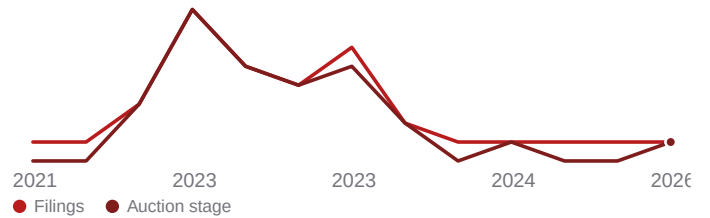
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,257
Median value (AVM)	\$1.5M
Median size	2,223 ft²
Median bedrooms	4
Median year built	1958
Single family	92%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.2%
Owner occupied	92%
Company owned	19%
Median loan-to-value	39%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	18,851
Density	2,009 / mi²
Median household income	\$179K
Average household income	\$234K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	80
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	5.1%
Unemployment	1.1%
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.