



NORTH LEXINGTON

Brought to you by your neighborhood Realtor, Beth Sager
617-797-1422 BETHSAGER@GMAIL.COM

JAN-MARCH SCHEDULE OF EVENTS!

CAL Lex- Chinese New Year celebration 1/26 5-9PM
LHS, tickets on Eventbrite

Drop in Water Colors
Tuesdays @Community Center, Room 230
10-12pm

Buckman Tavern Night
Feb 22nd
5-7pm, Lexington Historical Society

Annual Town Election
March 3rd @ Community Center, Room 139
8:15am-8:45pm

WHAT'S HAPPENING IN OUR NEIGHBORHOOD THIS SEASON

Winter in New England should include some snow! The few inches we have is just enough, enough for kids to sled, enough to cover all the brown ground, enough for dogs to roll in. A perfect winter would be 3 inches of snow and 30 degrees every day, sort of like San Diego but without the 68 degrees and sun!

There have been no sales in our neighborhood in the last three months. A parallel to how little the action is in the whole town. Our inventory is very, very low. The project on North St finally started and there is a foundation. The house next door to it is also having a large renovation. Typically that happens in a neighborhood, one person sells or renovates and next thing a few more homes are on the market. Who wants to start?

I think it is time to bring back the neighborhood block party-who is with me? Time to get together and hopefully it will be just in time for spring!

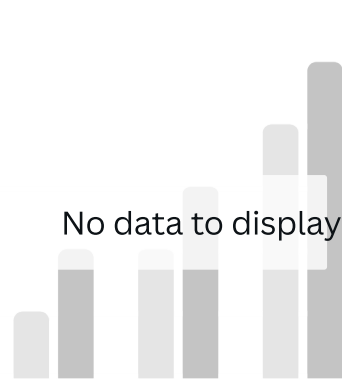
PET OF THE QUARTER

Jack, the border collie/poodle mix is the most athletic dog in the neighborhood. He flies through the air for a frisbee and just like every border collie, never tires of the fun! When Jack first was rescued, he wasn't a fan of all the neighbor's dogs but Scott has done an awesome job of training him and now he greets everyone as a friend.

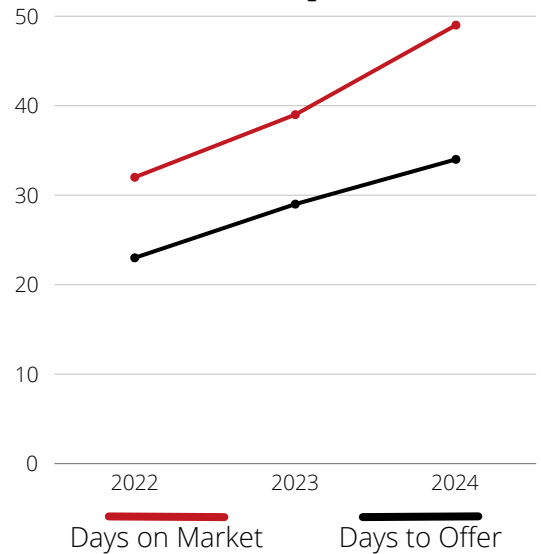
Mostly he just wants to catch a frisbee!



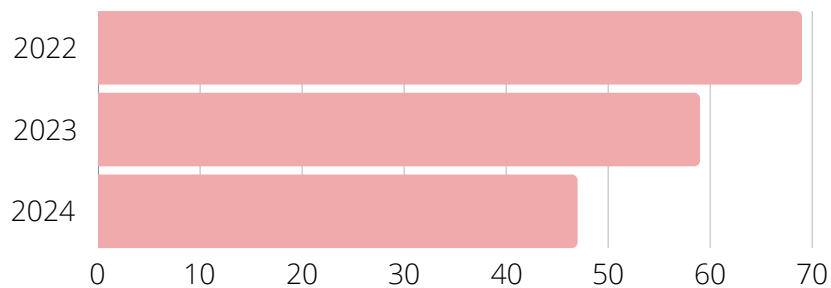
Average Sales Price 4th Qtr



Average Days on Market 4th Qtr



Inventory Sold in 4th Qtr



JAN 2025 LEXINGTON MARKET UPDATE

Ten years ago, in 2014 364 homes sold in Lexington, 318 in 2018, a high of 390 in 2020, and now our lowest year in the past ten at 262 homes. 100 homes less sold this year vs ten years ago. We have an inventory problem, which is a regional problem. Around the country, there is plenty of inventory, but here in MA, especially in the Greater Boston area, we have very little. This is a seller problem; homeowners are not leaving. It comes under two headings, I don't know where I want to move to and secondly, I have a very low interest rate or no mortgage on my current home and don't want to get a 7% mortgage on the next property. With the job report spiking 10-year Treasuries, there is little hope of lower interest rates in the foreseeable future. Let's hope the sellers decide to make the jump anyway.



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