

# Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Lancaster County

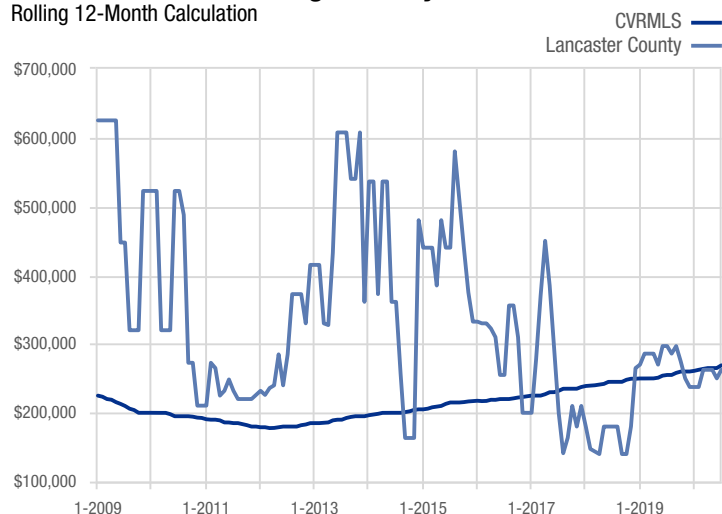
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	7	2	- 71.4%	28	26	- 7.1%
Pending Sales	2	2	0.0%	4	20	+ 400.0%
Closed Sales	0	5	—	4	16	+ 300.0%
Days on Market Until Sale	—	90	—	237	124	- 47.7%
Median Sales Price*	—	\$279,000	—	\$355,000	\$317,000	- 10.7%
Average Sales Price*	—	\$320,800	—	\$356,631	\$435,531	+ 22.1%
Percent of Original List Price Received*	—	86.3%	—	76.1%	89.1%	+ 17.1%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	9.5	5.9	- 37.9%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

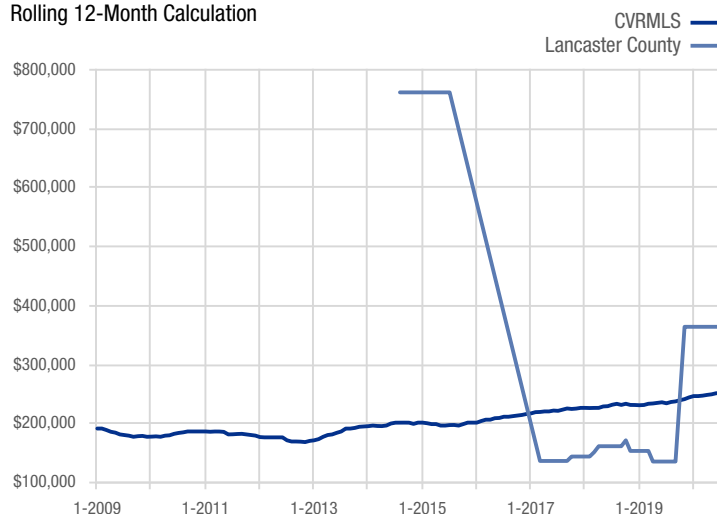
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.