

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Lancaster County

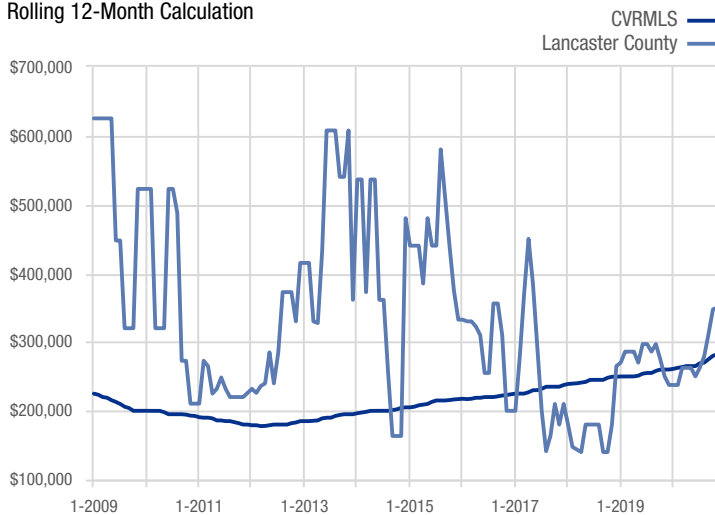
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	6	5	- 16.7%	48	44	- 8.3%
Pending Sales	1	6	+ 500.0%	10	34	+ 240.0%
Closed Sales	3	4	+ 33.3%	11	28	+ 154.5%
Days on Market Until Sale	261	43	- 83.5%	182	108	- 40.7%
Median Sales Price*	\$215,000	<b>\$312,000</b>	+ 45.1%	\$225,000	<b>\$339,500</b>	+ 50.9%
Average Sales Price*	\$246,000	<b>\$327,250</b>	+ 33.0%	\$267,957	<b>\$400,891</b>	+ 49.6%
Percent of Original List Price Received*	70.9%	<b>98.0%</b>	+ 38.2%	79.3%	<b>91.5%</b>	+ 15.4%
Inventory of Homes for Sale	25	12	- 52.0%	—	—	—
Months Supply of Inventory	15.0	3.9	- 74.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	109	103	- 5.5%
Median Sales Price*	—	—	—	\$362,500	<b>\$307,500</b>	- 15.2%
Average Sales Price*	—	—	—	\$362,500	<b>\$307,500</b>	- 15.2%
Percent of Original List Price Received*	—	—	—	90.6%	<b>95.3%</b>	+ 5.2%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

\* 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.

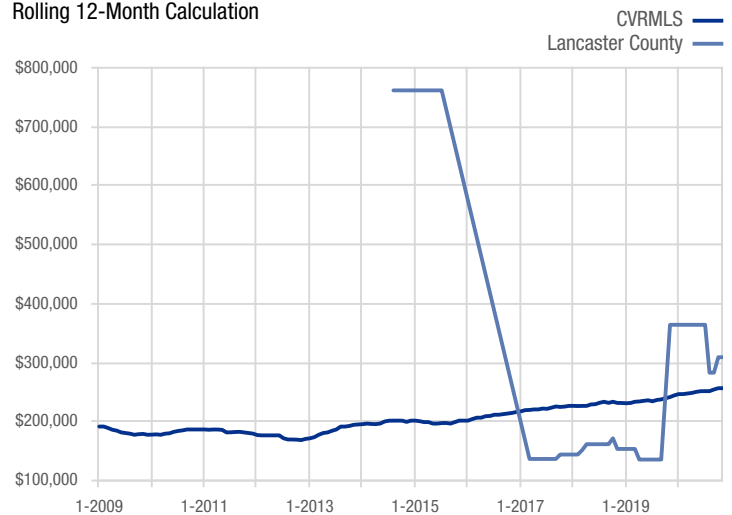
### Median Sales Price - Single-Family

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.