

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	5	+ 400.0%	80	109	+ 36.3%
Closed Sales	8	9	+ 12.5%	84	100	+ 19.0%
Median Sales Price*	\$335,000	\$560,000	+ 67.2%	\$400,000	\$437,750	+ 9.4%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	90	49	- 45.6%	72	42	- 41.7%
Percent of Original List Price Received*	90.4%	102.9%	+ 13.8%	94.7%	99.7%	+ 5.3%
New Listings	2	1	- 50.0%	108	118	+ 9.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

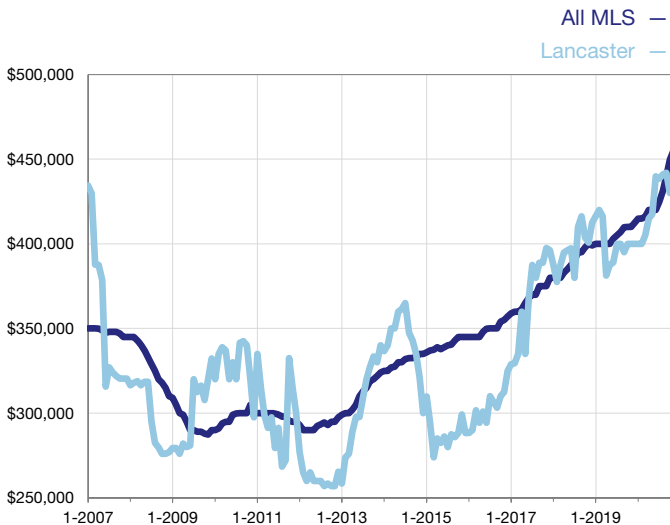
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	8	8	0.0%
Closed Sales	0	0	--	6	9	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$199,500	\$313,000	+ 56.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	42	25	- 40.5%
Percent of Original List Price Received*	0.0%	0.0%	--	99.8%	98.4%	- 1.4%
New Listings	0	0	--	8	12	+ 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

