

# Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

### Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	70	61	- 12.9%
Closed Sales	7	5	- 28.6%	73	66	- 9.6%
Median Sales Price*	\$535,000	<b>\$565,000</b>	+ 5.6%	\$515,000	<b>\$460,000</b>	- 10.7%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	22	41	+ 86.4%	29	28	- 3.4%
Percent of Original List Price Received*	101.7%	<b>98.2%</b>	- 3.4%	102.5%	<b>102.6%</b>	+ 0.1%
New Listings	11	8	- 27.3%	82	75	- 8.5%

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

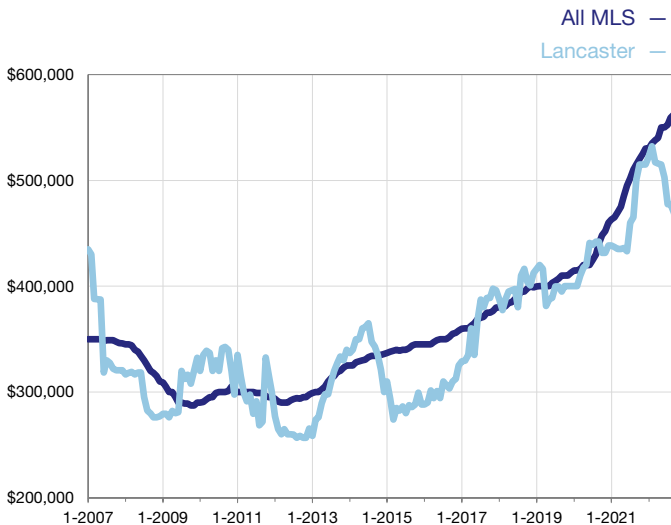
### Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	9	7	- 22.2%
Closed Sales	1	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$448,000	<b>\$0</b>	- 100.0%	\$255,000	<b>\$389,500</b>	+ 52.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	23	26	+ 13.0%
Percent of Original List Price Received*	99.6%	<b>0.0%</b>	- 100.0%	100.2%	<b>102.7%</b>	+ 2.5%
New Listings	0	1	--	12	8	- 33.3%

\* 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

