

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	5	- 16.7%	86	71	- 17.4%
Closed Sales	8	2	- 75.0%	92	71	- 22.8%
Median Sales Price*	\$490,500	\$449,500	- 8.4%	\$515,000	\$450,000	- 12.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	99	27	- 72.7%	35	29	- 17.1%
Percent of Original List Price Received*	103.0%	103.1%	+ 0.1%	102.1%	102.6%	+ 0.5%
New Listings	4	4	0.0%	91	83	- 8.8%

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

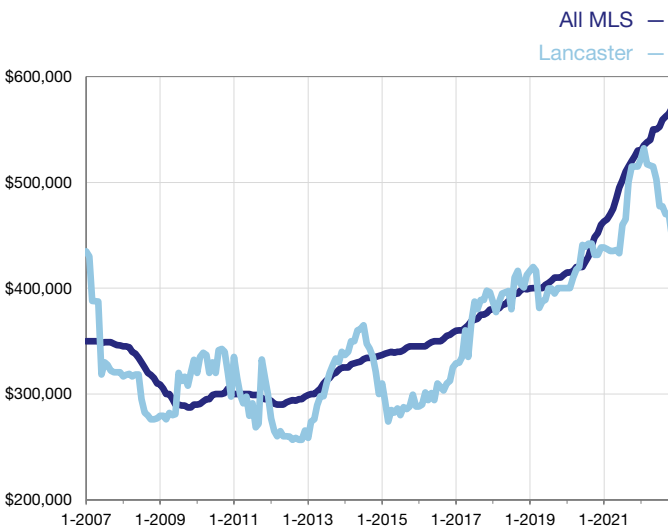
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	10	8	- 20.0%
Closed Sales	1	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$297,000	\$0	- 100.0%	\$265,000	\$392,250	+ 48.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	45	0	- 100.0%	25	29	+ 16.0%
Percent of Original List Price Received*	99.0%	0.0%	- 100.0%	100.0%	102.4%	+ 2.4%
New Listings	2	0	- 100.0%	15	8	- 46.7%

* 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

