

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*	\$494,500	\$490,000	- 0.9%	\$494,500	\$490,000	- 0.9%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	60	+ 185.7%	21	60	+ 185.7%
Percent of Original List Price Received*	101.5%	99.6%	- 1.9%	101.5%	99.6%	- 1.9%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

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

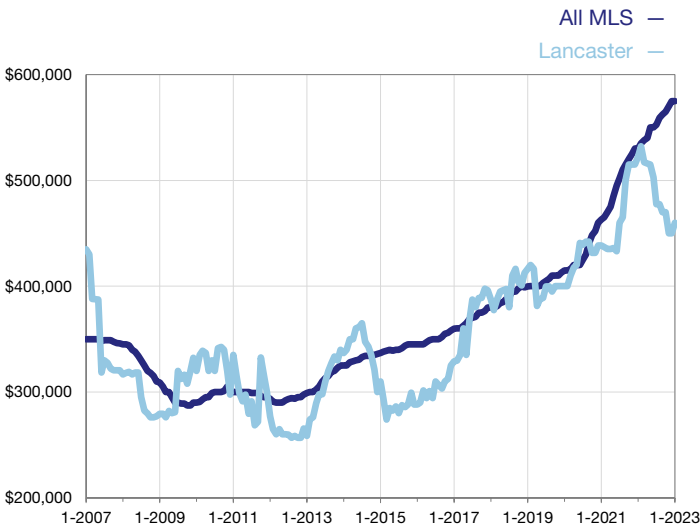
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$371,250	\$425,000	+ 14.5%	\$371,250	\$425,000	+ 14.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	57	56	- 1.8%	57	56	- 1.8%
Percent of Original List Price Received*	97.2%	94.5%	- 2.8%	97.2%	94.5%	- 2.8%
New Listings	3	0	- 100.0%	3	0	- 100.0%

* 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

