

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	8	6	- 25.0%
Closed Sales	3	2	- 33.3%	9	7	- 22.2%
Median Sales Price*	\$480,000	\$415,000	- 13.5%	\$480,000	\$475,000	- 1.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	49	22	- 55.1%	32	49	+ 53.1%
Percent of Original List Price Received*	104.1%	100.6%	- 3.4%	102.4%	99.9%	- 2.4%
New Listings	1	1	0.0%	4	5	+ 25.0%

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

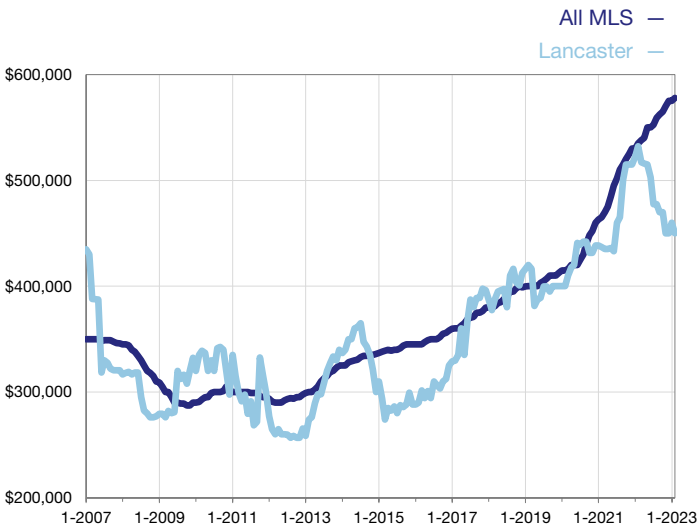
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$355,000	\$0	- 100.0%	\$371,250	\$425,000	+ 14.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	35	56	+ 60.0%
Percent of Original List Price Received*	102.0%	0.0%	- 100.0%	100.4%	94.5%	- 5.9%
New Listings	1	0	- 100.0%	4	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

