

Lancaster City School District

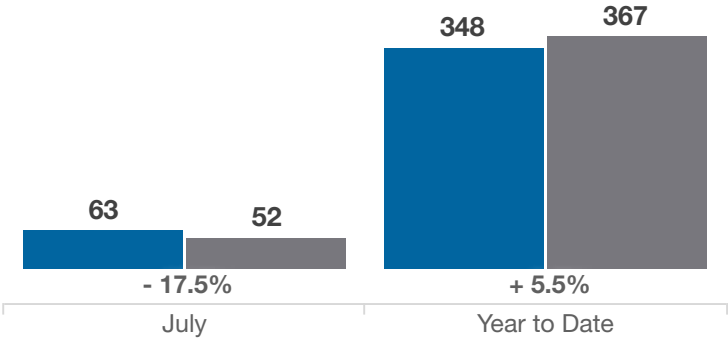
Fairfield County

Key Metrics	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Closed Sales	63	52	- 17.5%	348	367	+ 5.5%
In Contracts	70	57	- 18.6%	383	404	+ 5.5%
Average Sales Price*	\$258,029	\$251,008	- 2.7%	\$248,421	\$268,579	+ 8.1%
Median Sales Price*	\$275,000	\$235,500	- 14.4%	\$237,750	\$253,500	+ 6.6%
Average Price Per Square Foot*	\$173.87	\$171.32	- 1.5%	\$172.17	\$180.30	+ 4.7%
Percent of Original List Price Received*	98.7%	95.5%	- 3.2%	97.8%	96.3%	- 1.5%
Percent of Last List Price Received*	98.8%	98.1%	- 0.7%	99.1%	98.2%	- 0.9%
Days on Market Until Sale	20	25	+ 25.0%	28	26	- 7.1%
New Listings	85	90	+ 5.9%	452	478	+ 5.8%
Median List Price of New Listings	\$269,000	\$254,900	- 5.2%	\$249,900	\$249,900	0.0%
Median List Price at Time of Sale	\$266,000	\$227,400	- 14.5%	\$239,444	\$249,950	+ 4.4%
Inventory of Homes for Sale	95	99	+ 4.2%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

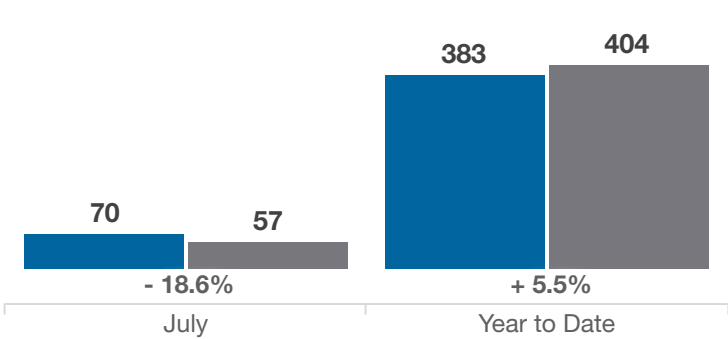
Closed Sales

■ 2025 ■ 2026



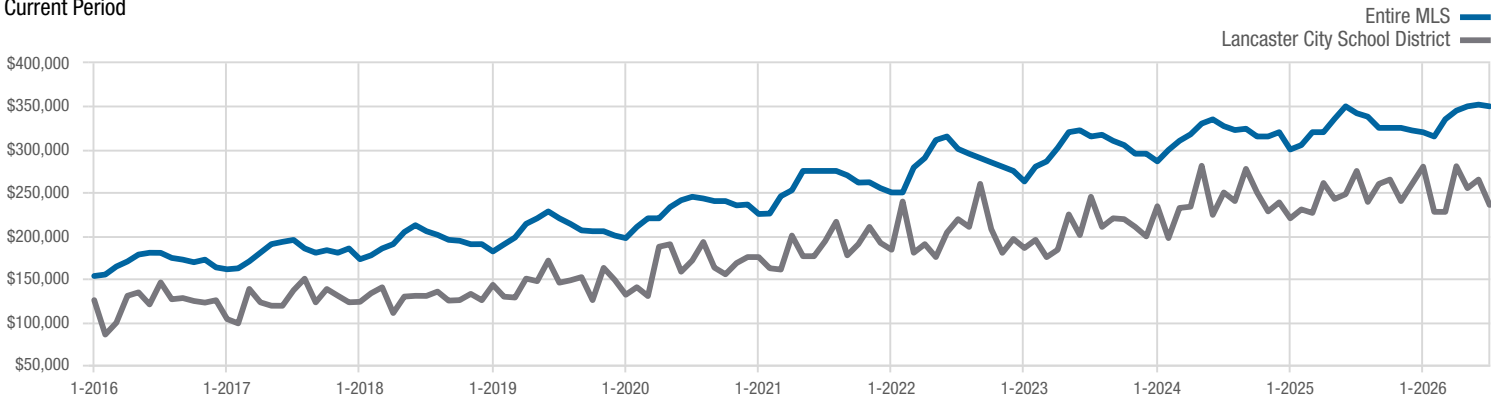
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



Each data point represents the median sales price in a given month.

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