

# Local Market Update for August 2024

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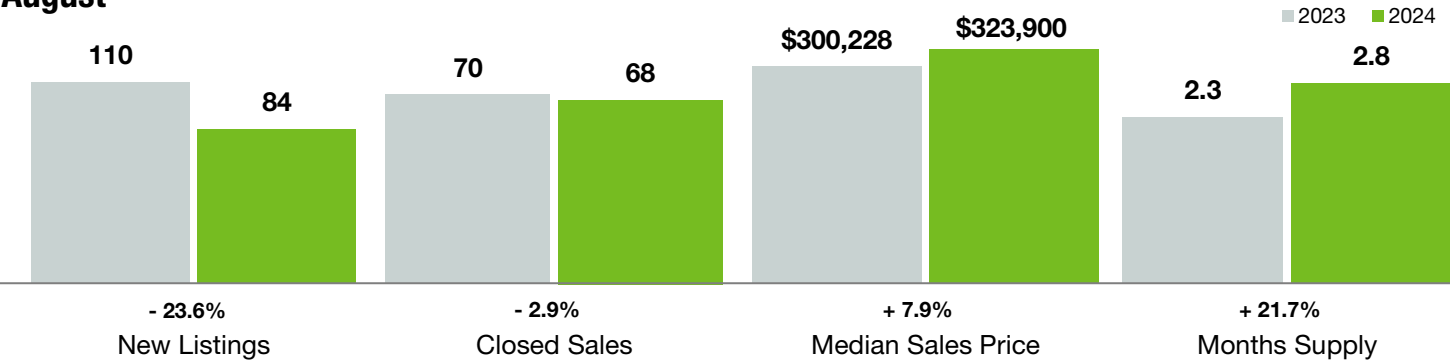
## Town of Lancaster

South Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	110	84	- 23.6%	668	680	+ 1.8%
Pending Sales	71	76	+ 7.0%	579	553	- 4.5%
Closed Sales	70	68	- 2.9%	538	508	- 5.6%
Median Sales Price*	\$300,228	\$323,900	+ 7.9%	\$303,500	\$316,250	+ 4.2%
Average Sales Price*	\$337,330	\$421,956	+ 25.1%	\$354,466	\$359,973	+ 1.6%
Percent of Original List Price Received*	97.9%	96.3%	- 1.6%	97.0%	96.6%	- 0.4%
List to Close	79	73	- 7.6%	87	90	+ 3.4%
Days on Market Until Sale	29	39	+ 34.5%	41	45	+ 9.8%
Cumulative Days on Market Until Sale	37	27	- 27.0%	47	49	+ 4.3%
Average List Price	\$344,961	\$458,701	+ 33.0%	\$365,987	\$384,367	+ 5.0%
Inventory of Homes for Sale	155	171	+ 10.3%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

