

Local Market Update for February 2025

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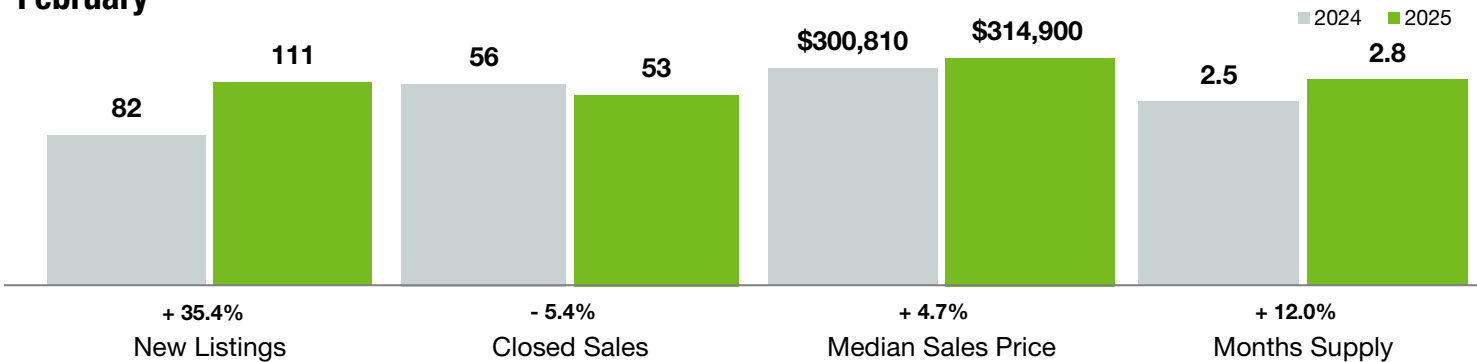
Town of Lancaster

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	82	111	+ 35.4%	145	184	+ 26.9%
Pending Sales	64	76	+ 18.8%	125	142	+ 13.6%
Closed Sales	56	53	- 5.4%	87	88	+ 1.1%
Median Sales Price*	\$300,810	\$314,900	+ 4.7%	\$301,620	\$314,950	+ 4.4%
Average Sales Price*	\$336,540	\$370,621	+ 10.1%	\$348,977	\$350,736	+ 0.5%
Percent of Original List Price Received*	96.9%	95.1%	- 1.9%	96.4%	95.3%	- 1.1%
List to Close	97	106	+ 9.3%	96	104	+ 8.3%
Days on Market Until Sale	51	63	+ 23.5%	48	59	+ 22.9%
Cumulative Days on Market Until Sale	62	54	- 12.9%	54	55	+ 1.9%
Average List Price	\$362,711	\$410,362	+ 13.1%	\$354,838	\$432,382	+ 21.9%
Inventory of Homes for Sale	158	187	+ 18.4%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

* 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.

February



Median Sales Price

Rolling 12-Month Calculation

