

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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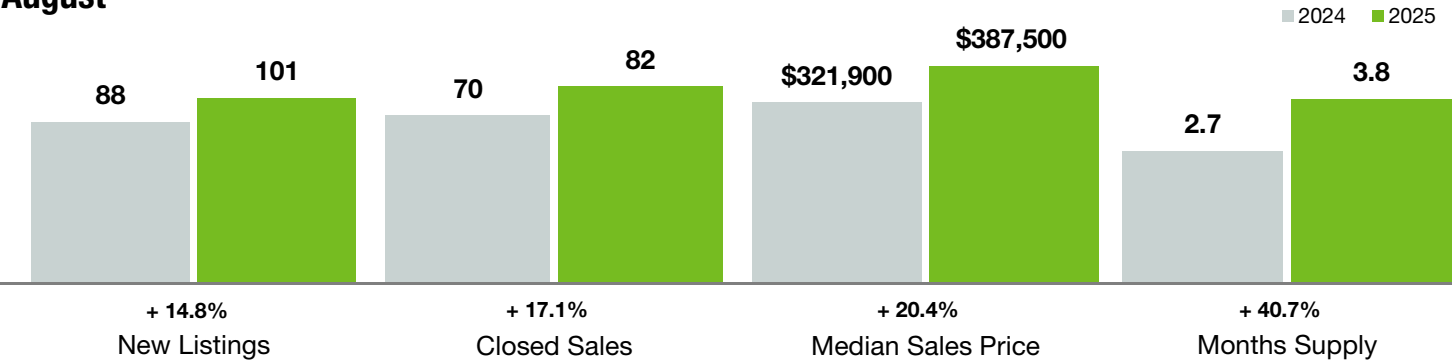
Town of Lancaster

South Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	88	101	+ 14.8%	697	834	+ 19.7%
Pending Sales	75	71	- 5.3%	562	582	+ 3.6%
Closed Sales	70	82	+ 17.1%	513	547	+ 6.6%
Median Sales Price*	\$321,900	\$387,500	+ 20.4%	\$315,000	\$347,500	+ 10.3%
Average Sales Price*	\$418,836	\$411,316	- 1.8%	\$361,095	\$400,394	+ 10.9%
Percent of Original List Price Received*	96.5%	94.8%	- 1.8%	96.6%	96.1%	- 0.5%
List to Close	69	118	+ 71.0%	89	101	+ 13.5%
Days on Market Until Sale	34	63	+ 85.3%	44	53	+ 20.5%
Cumulative Days on Market Until Sale	27	67	+ 148.1%	48	59	+ 22.9%
Average List Price	\$447,841	\$429,593	- 4.1%	\$383,929	\$432,033	+ 12.5%
Inventory of Homes for Sale	172	255	+ 48.3%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--

* 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

