

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

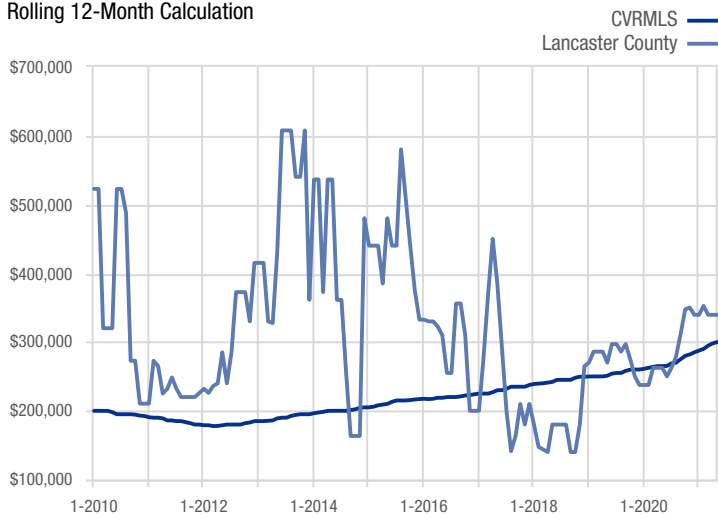
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	3	+ 50.0%	22	22	0.0%
Pending Sales	4	10	+ 150.0%	14	25	+ 78.6%
Closed Sales	2	4	+ 100.0%	9	17	+ 88.9%
Days on Market Until Sale	126	34	- 73.0%	132	50	- 62.1%
Median Sales Price*	\$310,000	\$309,250	- 0.2%	\$400,000	\$365,000	- 8.8%
Average Sales Price*	\$310,000	\$408,125	+ 31.7%	\$511,167	\$368,965	- 27.8%
Percent of Original List Price Received*	90.3%	95.1%	+ 5.3%	89.7%	97.2%	+ 8.4%
Inventory of Homes for Sale	20	5	- 75.0%	—	—	—
Months Supply of Inventory	9.1	1.3	- 85.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	2	—	0	3	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

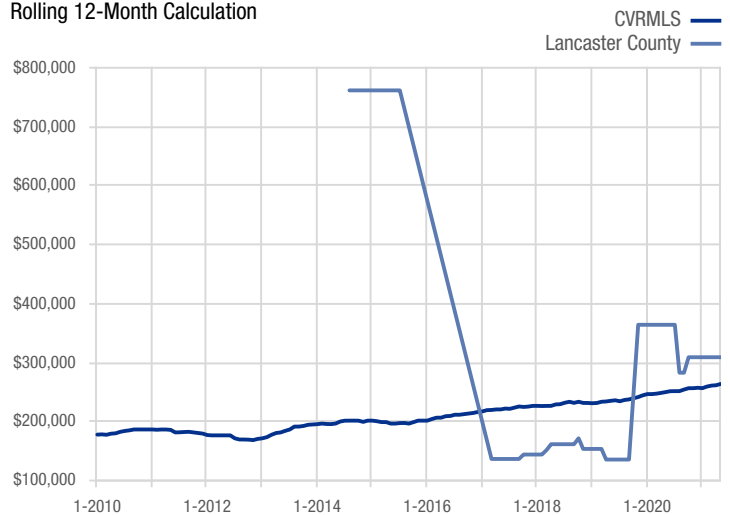
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.