

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

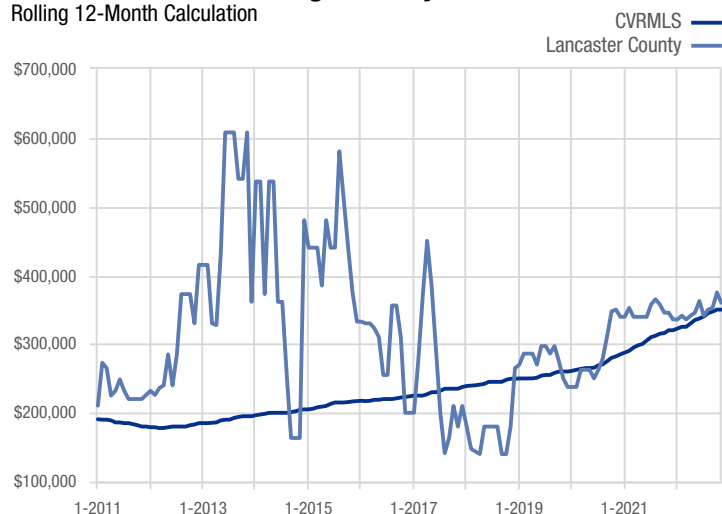
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	5	5	0.0%	45	51	+ 13.3%
Pending Sales	3	3	0.0%	40	34	- 15.0%
Closed Sales	4	6	+ 50.0%	38	32	- 15.8%
Days on Market Until Sale	25	31	+ 24.0%	47	40	- 14.9%
Median Sales Price*	\$295,000	\$278,900	- 5.5%	\$345,600	\$380,000	+ 10.0%
Average Sales Price*	\$341,750	\$288,467	- 15.6%	\$454,029	\$521,202	+ 14.8%
Percent of Original List Price Received*	102.3%	91.2%	- 10.9%	98.3%	93.9%	- 4.5%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	4.0	+ 135.3%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	0	1	—	3	2	- 33.3%
Days on Market Until Sale	—	39	—	151	30	- 80.1%
Median Sales Price*	—	\$860,000	—	\$410,000	\$515,500	+ 25.7%
Average Sales Price*	—	\$860,000	—	\$413,333	\$515,500	+ 24.7%
Percent of Original List Price Received*	—	101.2%	—	96.9%	98.1%	+ 1.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

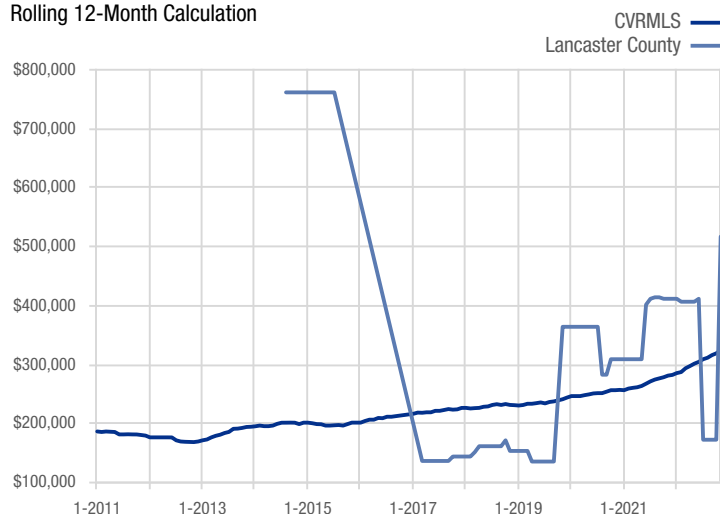
Median Sales Price - Single-Family

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.