

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

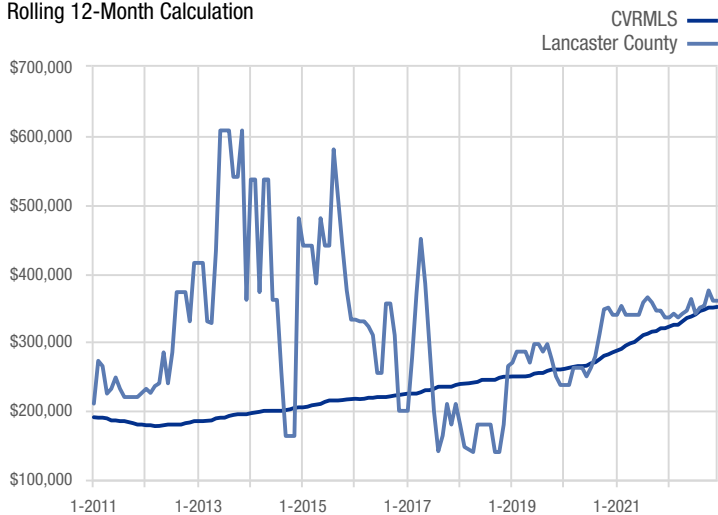
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	2	2	0.0%	47	53	+ 12.8%
Pending Sales	2	3	+ 50.0%	42	37	- 11.9%
Closed Sales	4	2	- 50.0%	42	34	- 19.0%
Days on Market Until Sale	15	25	+ 66.7%	44	39	- 11.4%
Median Sales Price*	\$310,500	\$263,000	- 15.3%	\$335,600	\$360,000	+ 7.3%
Average Sales Price*	\$597,750	\$263,000	- 56.0%	\$467,717	\$506,014	+ 8.2%
Percent of Original List Price Received*	96.9%	97.8%	+ 0.9%	98.1%	94.1%	- 4.1%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	1.4	3.6	+ 157.1%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% 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	3	0.0%
Days on Market Until Sale	—	203	—	151	87	- 42.4%
Median Sales Price*	—	\$637,910	—	\$410,000	\$637,910	+ 55.6%
Average Sales Price*	—	\$637,910	—	\$413,333	\$556,303	+ 34.6%
Percent of Original List Price Received*	—	98.2%	—	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



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.

Median Sales Price - Condo/Town

Rolling 12-Month Calculation

