

# Local Market Update – February 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Lancaster County

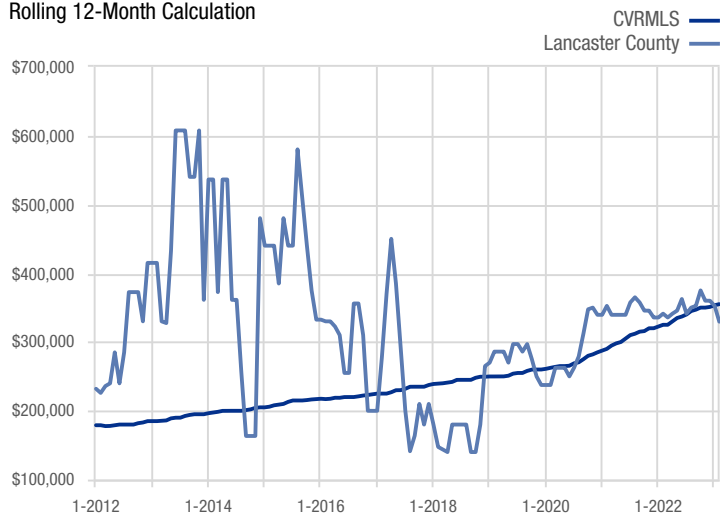
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	4	+ 300.0%	1	11	+ 1,000.0%
Pending Sales	1	3	+ 200.0%	2	7	+ 250.0%
Closed Sales	3	1	- 66.7%	3	3	0.0%
Days on Market Until Sale	43	81	+ 88.4%	43	42	- 2.3%
Median Sales Price*	\$739,500	<b>\$525,000</b>	- 29.0%	\$739,500	<b>\$259,000</b>	- 65.0%
Average Sales Price*	\$829,833	<b>\$525,000</b>	- 36.7%	\$829,833	<b>\$299,667</b>	- 63.9%
Percent of Original List Price Received*	91.7%	<b>84.0%</b>	- 8.4%	91.7%	<b>92.3%</b>	+ 0.7%
Inventory of Homes for Sale	2	12	+ 500.0%	—	—	—
Months Supply of Inventory	0.6	3.4	+ 466.7%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	20	8	- 60.0%	20	8	- 60.0%
Median Sales Price*	\$171,000	<b>\$360,000</b>	+ 110.5%	\$171,000	<b>\$360,000</b>	+ 110.5%
Average Sales Price*	\$171,000	<b>\$360,000</b>	+ 110.5%	\$171,000	<b>\$360,000</b>	+ 110.5%
Percent of Original List Price Received*	95.0%	<b>94.7%</b>	- 0.3%	95.0%	<b>94.7%</b>	- 0.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

\* 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.

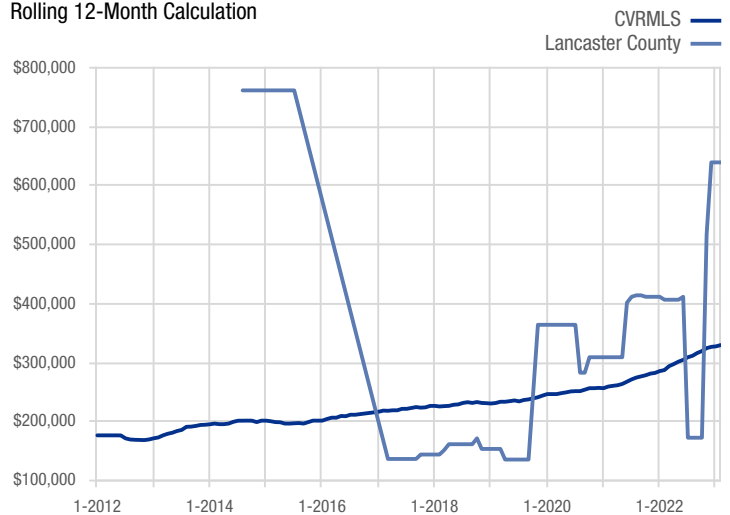
### Median Sales Price - Single-Family

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.