

Local Market Update – April 2023

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

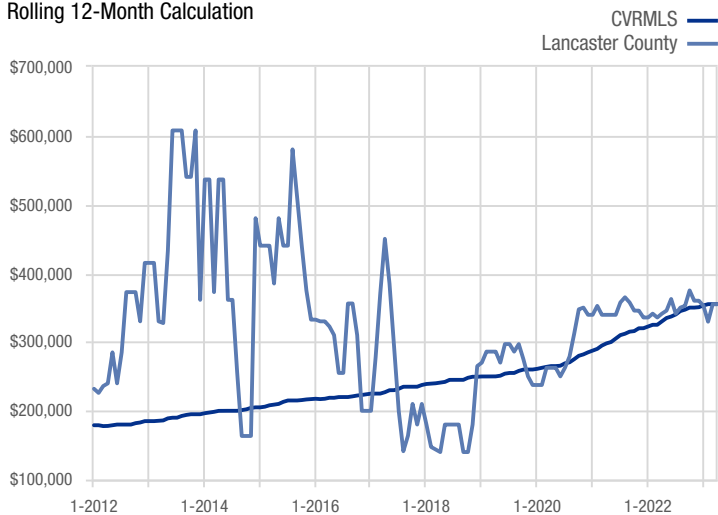
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	8	5	- 37.5%	10	20	+ 100.0%
Pending Sales	3	3	0.0%	6	13	+ 116.7%
Closed Sales	0	4	—	4	13	+ 225.0%
Days on Market Until Sale	—	39	—	43	39	- 9.3%
Median Sales Price*	—	\$291,500	—	\$544,750	\$259,000	- 52.5%
Average Sales Price*	—	\$329,500	—	\$689,875	\$325,154	- 52.9%
Percent of Original List Price Received*	—	108.8%	—	90.2%	97.5%	+ 8.1%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	4	—	20	6	- 70.0%
Median Sales Price*	—	\$665,000	—	\$171,000	\$512,500	+ 199.7%
Average Sales Price*	—	\$665,000	—	\$171,000	\$512,500	+ 199.7%
Percent of Original List Price Received*	—	98.5%	—	95.0%	96.6%	+ 1.7%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

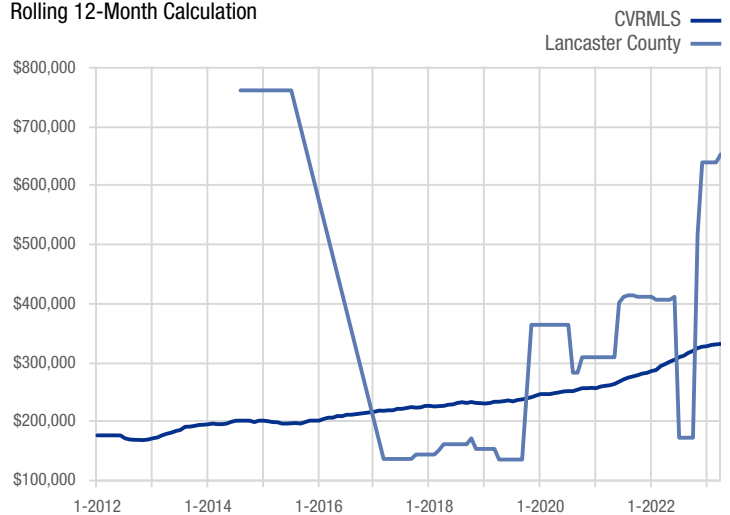
Median Sales Price - Single-Family

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.