

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

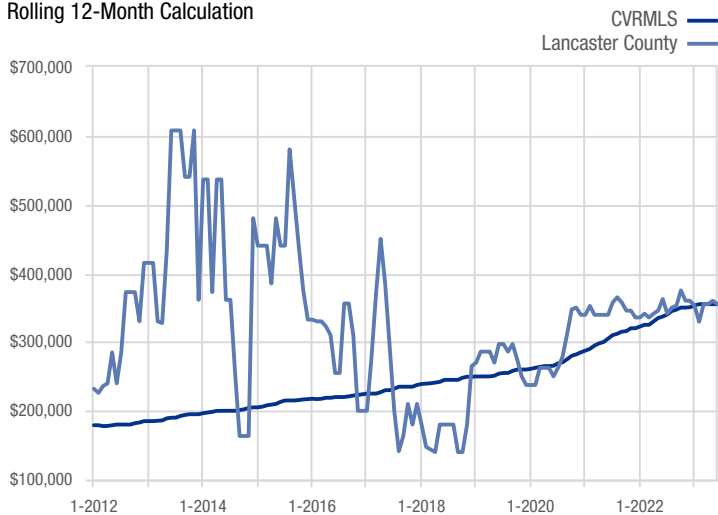
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	4	6	+ 50.0%	22	36	+ 63.6%
Pending Sales	5	3	- 40.0%	14	21	+ 50.0%
Closed Sales	4	7	+ 75.0%	11	24	+ 118.2%
Days on Market Until Sale	56	12	- 78.6%	42	30	- 28.6%
Median Sales Price*	\$535,000	\$425,000	- 20.6%	\$500,000	\$407,000	- 18.6%
Average Sales Price*	\$541,250	\$441,500	- 18.4%	\$578,682	\$366,563	- 36.7%
Percent of Original List Price Received*	106.1%	95.4%	- 10.1%	97.4%	96.7%	- 0.7%
Inventory of Homes for Sale	9	15	+ 66.7%	—	—	—
Months Supply of Inventory	3.5	4.1	+ 17.1%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	20	6	- 70.0%
Median Sales Price*	—	—	—	\$171,000	\$512,500	+ 199.7%
Average Sales Price*	—	—	—	\$171,000	\$512,500	+ 199.7%
Percent of Original List Price Received*	—	—	—	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



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

