

# Local Market Update – November 2024

A Research Tool Provided by Central Virginia Regional MLS.



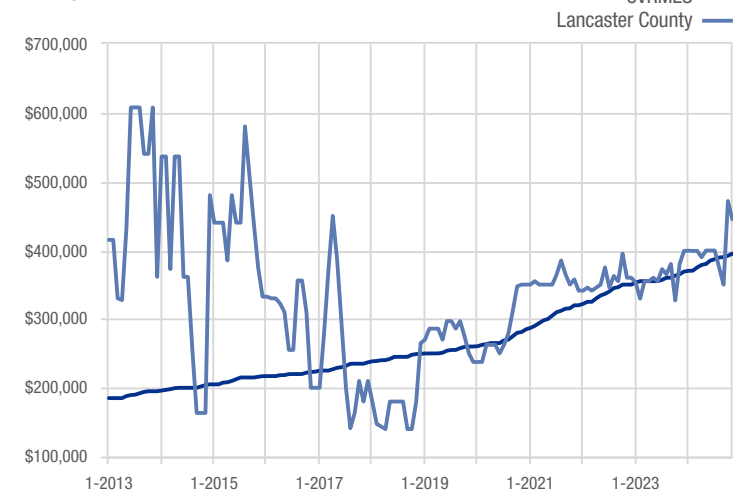
## Lancaster County

Single Family	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	4	5	+ 25.0%	56	59	+ 5.4%
Pending Sales	1	0	- 100.0%	39	34	- 12.8%
Closed Sales	1	4	+ 300.0%	42	35	- 16.7%
Days on Market Until Sale	6	29	+ 383.3%	47	50	+ 6.4%
Median Sales Price*	\$784,000	\$517,000	- 34.1%	\$399,000	\$497,950	+ 24.8%
Average Sales Price*	\$784,000	\$459,125	- 41.4%	\$483,640	\$644,567	+ 33.3%
Percent of Original List Price Received*	104.5%	106.4%	+ 1.8%	95.7%	95.4%	- 0.3%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	3.7	5.1	+ 37.8%	—	—	—

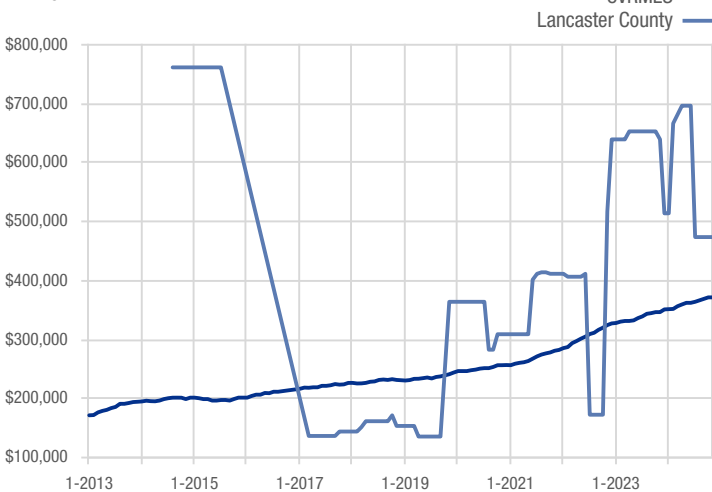
Condo/Town	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	6	32	+ 433.3%
Median Sales Price*	—	—	—	\$512,500	\$472,250	- 7.9%
Average Sales Price*	—	—	—	\$512,500	\$472,250	- 7.9%
Percent of Original List Price Received*	—	—	—	96.6%	96.4%	- 0.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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



### Median Sales Price - Condo/Town



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.