

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Lancaster County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	5	—	59	99	+ 67.8%
Pending Sales	5	4	- 20.0%	39	58	+ 48.7%
Closed Sales	1	4	+ 300.0%	36	55	+ 52.8%
Days on Market Until Sale	124	98	- 21.0%	52	60	+ 15.4%
Median Sales Price*	\$288,000	<b>\$236,365</b>	- 17.9%	\$471,475	<b>\$303,990</b>	- 35.5%
Average Sales Price*	\$288,000	<b>\$238,118</b>	- 17.3%	\$634,662	<b>\$394,410</b>	- 37.9%
Percent of Original List Price Received*	99.7%	<b>89.9%</b>	- 9.8%	95.6%	<b>94.9%</b>	- 0.7%
Inventory of Homes for Sale	10	<b>14</b>	+ 40.0%	—	—	—
Months Supply of Inventory	2.6	<b>2.9</b>	+ 11.5%	—	—	—

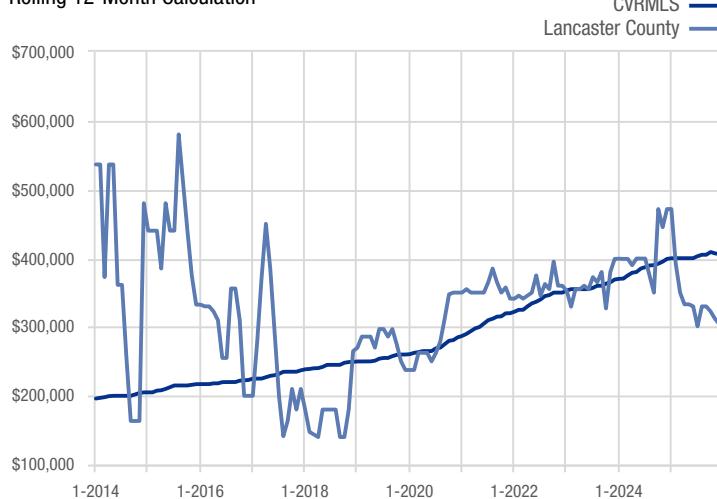
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	<b>0</b>	0.0%	3	<b>1</b>	- 66.7%
Pending Sales	0	<b>0</b>	0.0%	2	<b>0</b>	- 100.0%
Closed Sales	0	<b>0</b>	0.0%	2	<b>0</b>	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$472,250	—	—
Average Sales Price*	—	—	—	\$472,250	—	—
Percent of Original List Price Received*	—	—	—	96.4%	—	—
Inventory of Homes for Sale	0	<b>0</b>	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.

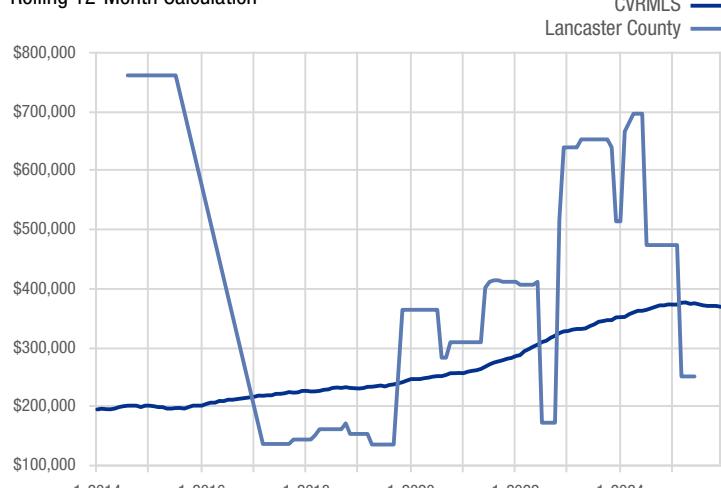
### Median Sales Price - Single-Family

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.