

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	8	+ 33.3%	44	33	- 25.0%
Closed Sales	10	3	- 70.0%	32	22	- 31.3%
Median Sales Price*	\$461,000	\$501,000	+ 8.7%	\$422,000	\$409,950	- 2.9%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	45	29	- 35.6%	60	38	- 36.7%
Percent of Original List Price Received*	98.8%	106.2%	+ 7.5%	98.5%	100.3%	+ 1.8%
New Listings	11	11	0.0%	50	31	- 38.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

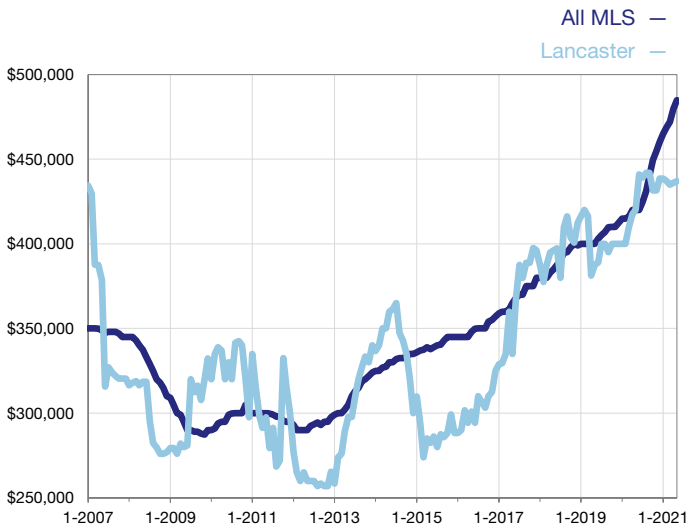
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	4	2	- 50.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$323,950	\$0	- 100.0%	\$323,950	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	38	0	- 100.0%
Percent of Original List Price Received*	97.4%	0.0%	- 100.0%	96.9%	0.0%	- 100.0%
New Listings	2	0	- 100.0%	4	2	- 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

