

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	12	10	- 16.7%
Closed Sales	5	2	- 60.0%	14	9	- 35.7%
Median Sales Price*	\$405,000	\$750,000	+ 85.2%	\$440,000	\$490,000	+ 11.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	32	43	+ 34.4%
Percent of Original List Price Received*	104.6%	101.4%	- 3.1%	103.2%	100.2%	- 2.9%
New Listings	8	5	- 37.5%	12	10	- 16.7%

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

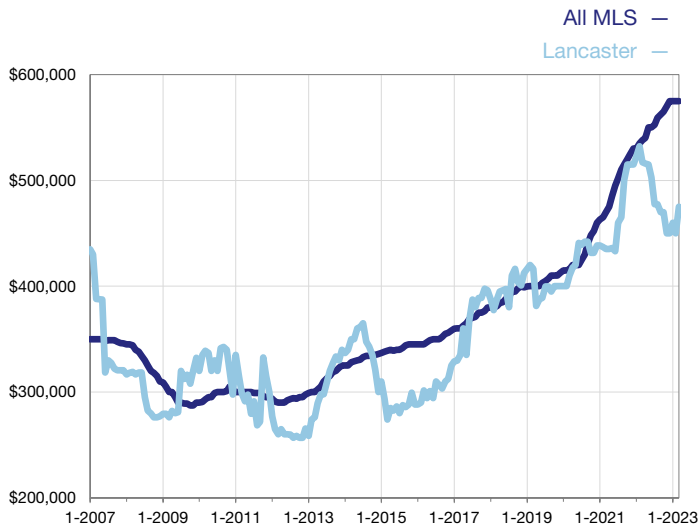
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	0	- 100.0%
Closed Sales	2	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$357,500	\$0	- 100.0%	\$371,250	\$425,000	+ 14.5%
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%	29	56	+ 93.1%
Percent of Original List Price Received*	105.6%	0.0%	- 100.0%	102.5%	94.5%	- 7.8%
New Listings	0	0	--	4	0	- 100.0%

* 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

