

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	19	14	- 26.3%
Closed Sales	6	4	- 33.3%	20	13	- 35.0%
Median Sales Price*	\$424,750	\$590,000	+ 38.9%	\$433,750	\$490,000	+ 13.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	38	74	+ 94.7%	34	53	+ 55.9%
Percent of Original List Price Received*	97.7%	95.4%	- 2.4%	101.5%	98.7%	- 2.8%
New Listings	15	5	- 66.7%	27	15	- 44.4%

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

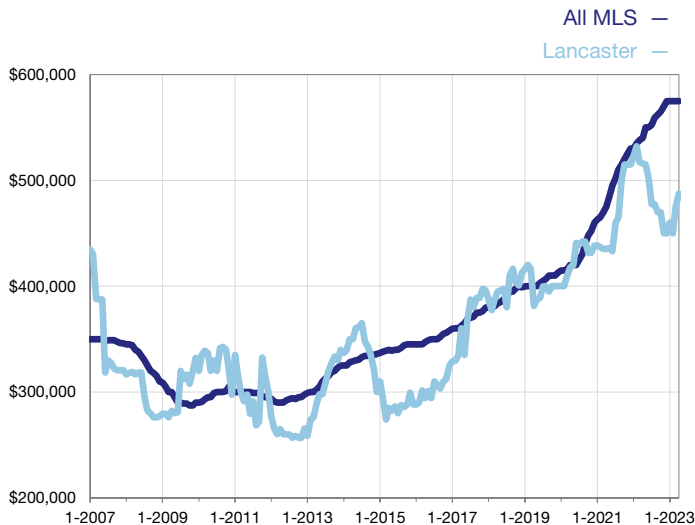
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	0	- 100.0%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$414,500	\$0	- 100.0%	\$383,125	\$425,000	+ 10.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	27	56	+ 107.4%
Percent of Original List Price Received*	109.1%	0.0%	- 100.0%	103.6%	94.5%	- 8.8%
New Listings	0	3	--	4	3	- 25.0%

* 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

