

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	31	22	- 29.0%
Closed Sales	4	5	+ 25.0%	24	18	- 25.0%
Median Sales Price*	\$334,500	<b>\$469,000</b>	+ 40.2%	\$425,500	<b>\$482,500</b>	+ 13.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	13	36	+ 176.9%	30	48	+ 60.0%
Percent of Original List Price Received*	106.1%	94.7%	- 10.7%	102.3%	97.6%	- 4.6%
New Listings	10	8	- 20.0%	35	23	- 34.3%

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

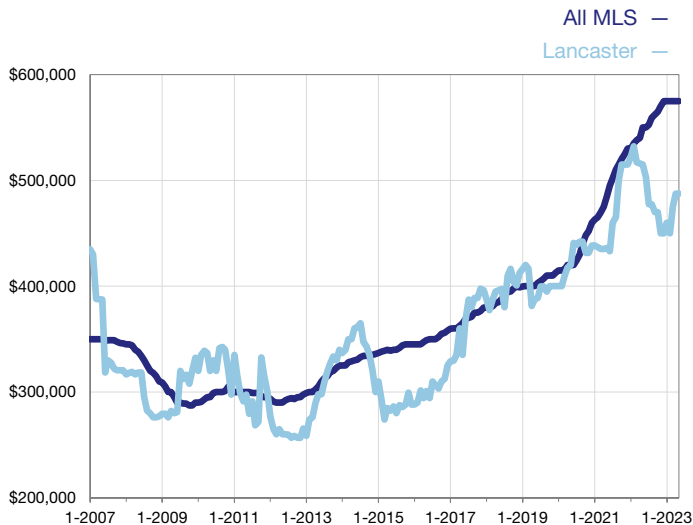
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	5	3	- 40.0%
Closed Sales	0	1	--	6	2	- 66.7%
Median Sales Price*	\$0	<b>\$499,900</b>	--	\$383,125	<b>\$462,450</b>	+ 20.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	12	--	27	34	+ 25.9%
Percent of Original List Price Received*	0.0%	100.0%	--	103.6%	97.2%	- 6.2%
New Listings	0	1	--	4	4	0.0%

\* 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

