

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	42	30	- 28.6%
Closed Sales	13	5	- 61.5%	37	23	- 37.8%
Median Sales Price*	\$490,000	\$555,000	+ 13.3%	\$437,500	\$490,000	+ 12.0%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 30.6%	32	43	+ 34.4%
Percent of Original List Price Received*	104.6%	107.8%	+ 3.1%	103.1%	99.8%	- 3.2%
New Listings	12	7	- 41.7%	47	30	- 36.2%

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

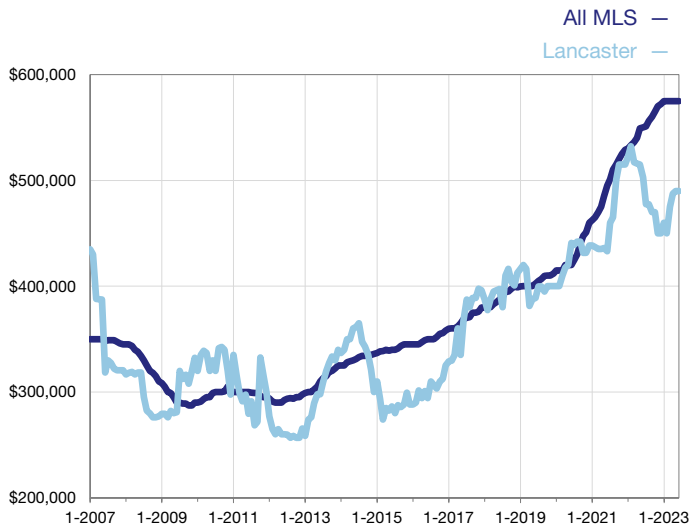
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	0	1	--	6	3	- 50.0%
Median Sales Price*	\$0	\$475,000	--	\$383,125	\$475,000	+ 24.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	27	28	+ 3.7%
Percent of Original List Price Received*	0.0%	103.3%	--	103.6%	99.3%	- 4.2%
New Listings	1	1	0.0%	5	5	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

