

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	50	34	- 32.0%
Closed Sales	11	7	- 36.4%	48	30	- 37.5%
Median Sales Price*	\$525,000	\$550,000	+ 4.8%	\$450,000	\$527,000	+ 17.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	13	25	+ 92.3%	28	39	+ 39.3%
Percent of Original List Price Received*	102.3%	100.7%	- 1.6%	102.9%	100.0%	- 2.8%
New Listings	5	4	- 20.0%	52	34	- 34.6%

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

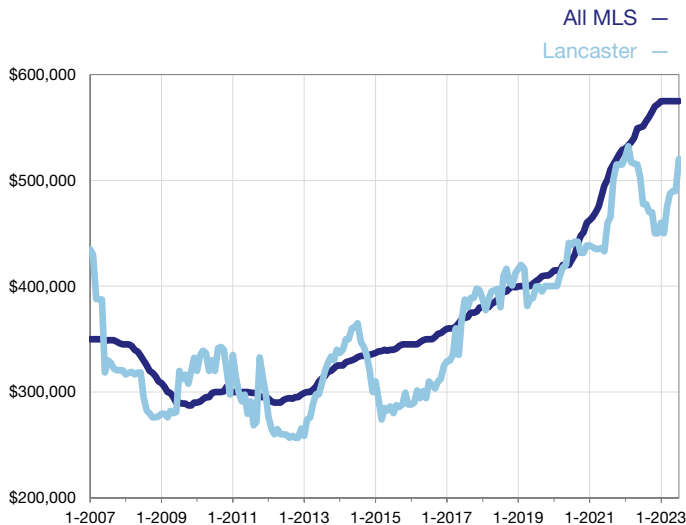
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	7	4	- 42.9%
Median Sales Price*	\$389,500	\$430,000	+ 10.4%	\$389,500	\$452,500	+ 16.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	16	- 38.5%	26	25	- 3.8%
Percent of Original List Price Received*	97.4%	102.4%	+ 5.1%	102.7%	100.0%	- 2.6%
New Listings	1	0	- 100.0%	6	5	- 16.7%

* 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

