

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	56	40	- 28.6%
Closed Sales	9	4	- 55.6%	57	34	- 40.4%
Median Sales Price*	\$580,000	\$496,000	- 14.5%	\$470,000	\$527,000	+ 12.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	42	+ 200.0%	26	39	+ 50.0%
Percent of Original List Price Received*	105.4%	100.4%	- 4.7%	103.3%	100.1%	- 3.1%
New Listings	7	8	+ 14.3%	59	42	- 28.8%

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

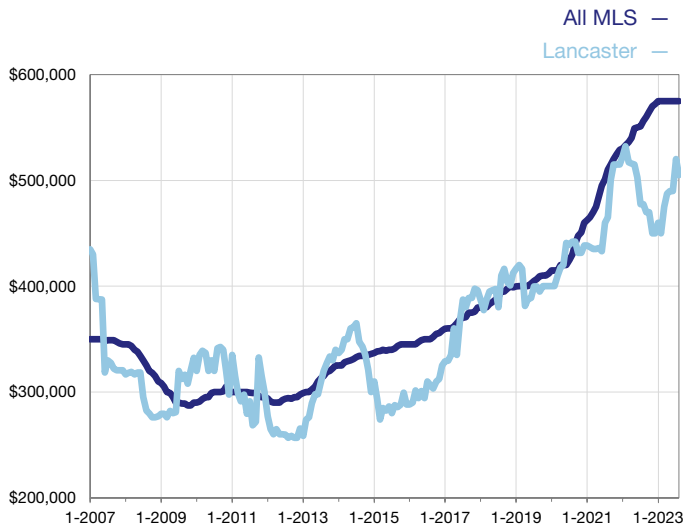
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	7	6	- 14.3%
Closed Sales	0	2	--	7	6	- 14.3%
Median Sales Price*	\$0	\$341,299	--	\$389,500	\$432,500	+ 11.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	33	--	26	27	+ 3.8%
Percent of Original List Price Received*	0.0%	94.5%	--	102.7%	98.2%	- 4.4%
New Listings	1	2	+ 100.0%	7	7	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

