

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	59	43	- 27.1%
Closed Sales	4	7	+ 75.0%	61	42	- 31.1%
Median Sales Price*	\$408,000	\$537,000	+ 31.6%	\$450,000	\$529,500	+ 17.7%
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	50	13	- 74.0%	27	35	+ 29.6%
Percent of Original List Price Received*	98.0%	106.6%	+ 8.8%	103.0%	101.0%	- 1.9%
New Listings	3	4	+ 33.3%	62	46	- 25.8%

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

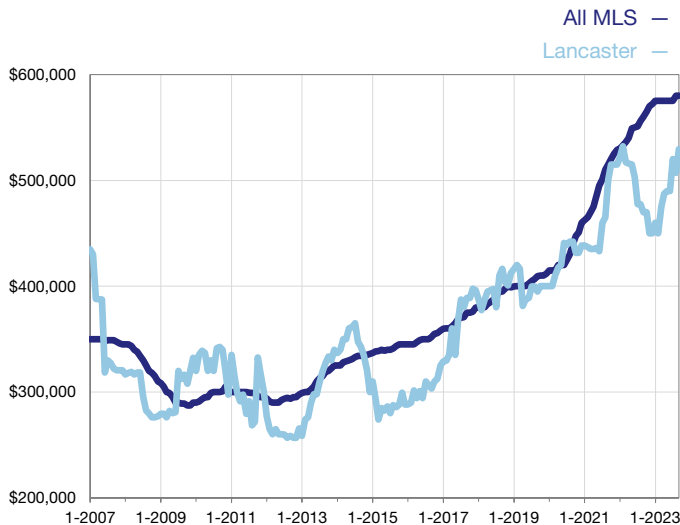
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	6	- 14.3%
Closed Sales	0	1	--	7	7	0.0%
Median Sales Price*	\$0	\$460,000	--	\$389,500	\$435,000	+ 11.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	26	26	0.0%
Percent of Original List Price Received*	0.0%	112.2%	--	102.7%	100.2%	- 2.4%
New Listings	0	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

