

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	65	55	- 15.4%
Closed Sales	3	4	+ 33.3%	69	51	- 26.1%
Median Sales Price*	\$425,000	<b>\$436,250</b>	+ 2.6%	\$450,000	<b>\$515,000</b>	+ 14.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.4	<b>0.8</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	46	<b>14</b>	- 69.6%	29	<b>31</b>	+ 6.9%
Percent of Original List Price Received*	102.8%	<b>105.9%</b>	+ 3.0%	102.6%	<b>101.3%</b>	- 1.3%
New Listings	4	4	0.0%	73	58	- 20.5%

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

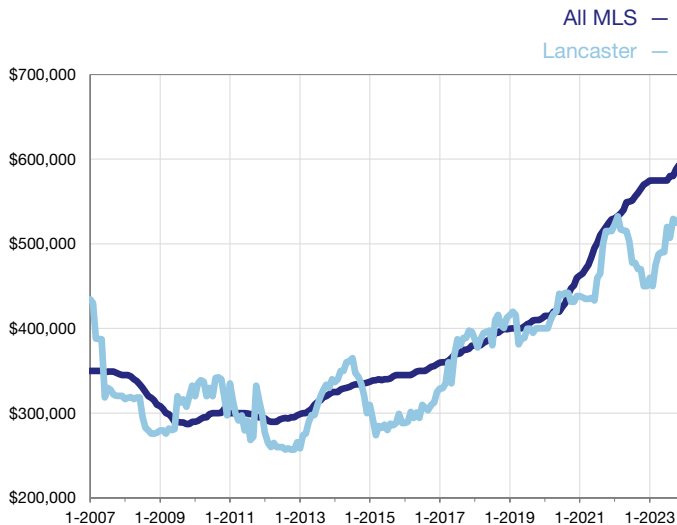
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	7	0.0%
Closed Sales	1	1	0.0%	8	8	0.0%
Median Sales Price*	\$449,900	<b>\$206,000</b>	- 54.2%	\$392,250	<b>\$432,500</b>	+ 10.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	44	<b>89</b>	+ 102.3%	29	<b>34</b>	+ 17.2%
Percent of Original List Price Received*	100.0%	<b>97.2%</b>	- 2.8%	102.4%	<b>99.8%</b>	- 2.5%
New Listings	0	0	--	8	7	- 12.5%

\* 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

