

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	68	56	- 17.6%
Closed Sales	2	7	+ 250.0%	71	58	- 18.3%
Median Sales Price*	\$449,500	\$675,000	+ 50.2%	\$450,000	\$522,500	+ 16.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	17	- 37.0%	29	30	+ 3.4%
Percent of Original List Price Received*	103.1%	101.9%	- 1.2%	102.6%	101.3%	- 1.3%
New Listings	2	1	- 50.0%	75	59	- 21.3%

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

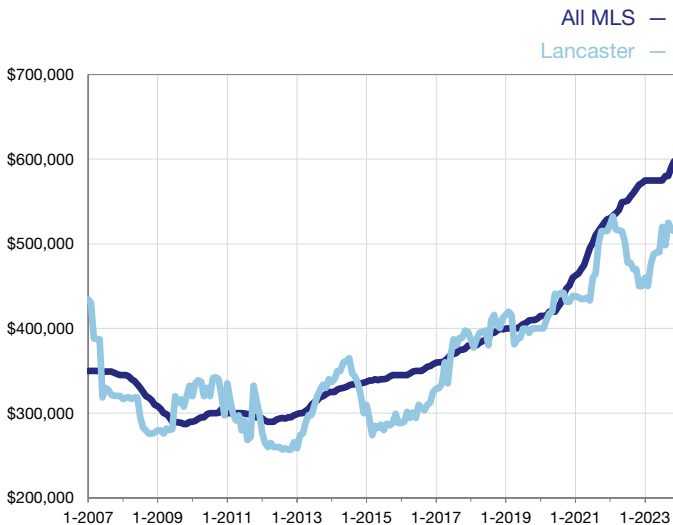
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	8	7	- 12.5%
Closed Sales	0	0	--	8	8	0.0%
Median Sales Price*	\$0	\$0	--	\$392,250	\$432,500	+ 10.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	29	34	+ 17.2%
Percent of Original List Price Received*	0.0%	0.0%	--	102.4%	99.8%	- 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

