

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

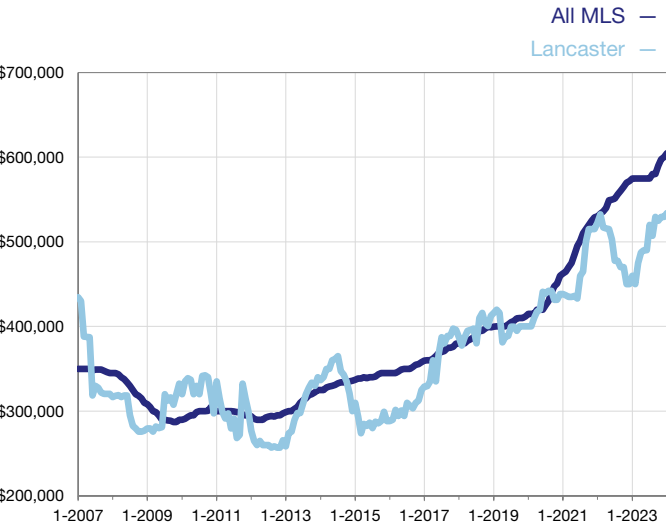
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$490,000	\$327,000	- 33.3%	\$490,000	\$327,000	- 33.3%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	60	50	- 16.7%	60	50	- 16.7%
Percent of Original List Price Received*	99.6%	95.8%	- 3.8%	99.6%	95.8%	- 3.8%
New Listings	4	2	- 50.0%	4	2	- 50.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$425,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	56	0	- 100.0%	56	0	- 100.0%
Percent of Original List Price Received*	94.5%	0.0%	- 100.0%	94.5%	0.0%	- 100.0%
New Listings	0	1	--	0	1	--

\* 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

