

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	8	+ 300.0%	12	19	+ 58.3%
Closed Sales	4	3	- 25.0%	13	11	- 15.4%
Median Sales Price*	\$590,000	<b>\$727,500</b>	+ 23.3%	\$490,000	<b>\$550,250</b>	+ 12.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	74	14	- 81.1%	53	38	- 28.3%
Percent of Original List Price Received*	95.4%	<b>114.8%</b>	+ 20.3%	98.7%	<b>104.6%</b>	+ 6.0%
New Listings	5	8	+ 60.0%	15	21	+ 40.0%

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

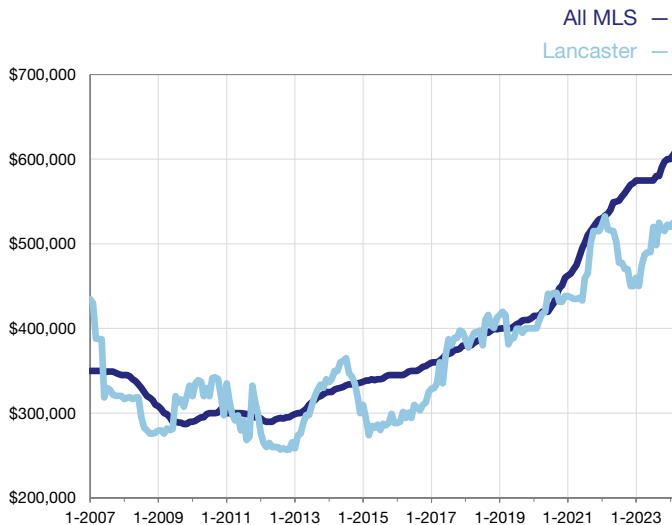
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	3	--
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$530,500</b>	--	\$425,000	<b>\$484,250</b>	+ 13.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	56	13	- 76.8%
Percent of Original List Price Received*	0.0%	<b>108.3%</b>	--	94.5%	<b>104.1%</b>	+ 10.2%
New Listings	3	1	- 66.7%	3	3	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

