

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	14	+ 75.0%	20	31	+ 55.0%
Closed Sales	5	4	- 20.0%	18	15	- 16.7%
Median Sales Price*	\$469,000	\$535,000	+ 14.1%	\$482,500	\$550,250	+ 14.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	36	71	+ 97.2%	48	47	- 2.1%
Percent of Original List Price Received*	94.7%	100.6%	+ 6.2%	97.6%	103.5%	+ 6.0%
New Listings	8	12	+ 50.0%	23	34	+ 47.8%

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

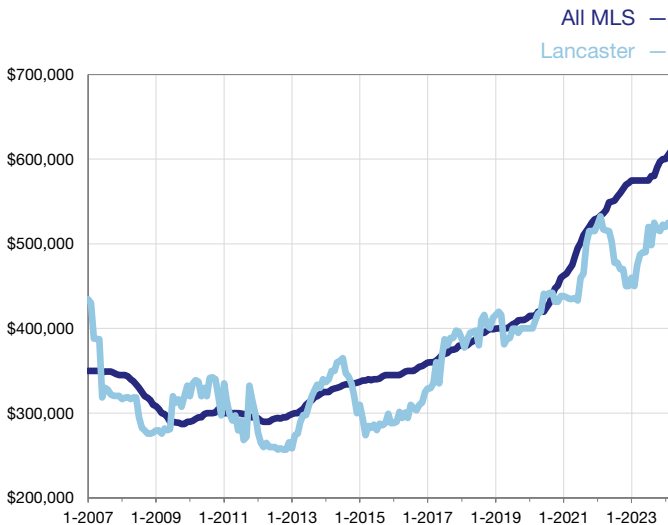
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$499,900	\$0	- 100.0%	\$462,450	\$484,250	+ 4.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	34	13	- 61.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	97.2%	104.1%	+ 7.1%
New Listings	1	1	0.0%	4	4	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

