

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

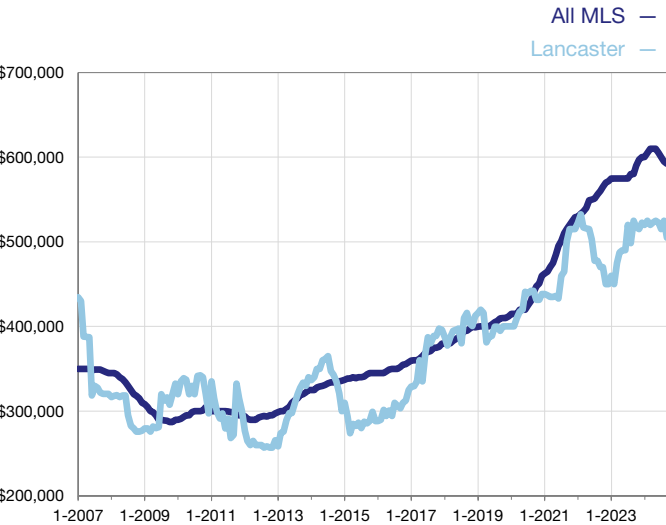
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	43	51	+ 18.6%
Closed Sales	7	4	- 42.9%	43	44	+ 2.3%
Median Sales Price*	\$537,000	\$480,000	- 10.6%	\$525,000	\$613,000	+ 16.8%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	24	+ 84.6%	34	28	- 17.6%
Percent of Original List Price Received*	106.6%	100.3%	- 5.9%	100.9%	104.4%	+ 3.5%
New Listings	4	10	+ 150.0%	46	59	+ 28.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	6	7	+ 16.7%
Closed Sales	1	2	+ 100.0%	7	5	- 28.6%
Median Sales Price*	\$460,000	\$385,000	- 16.3%	\$435,000	\$475,000	+ 9.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	75	+ 341.2%	26	36	+ 38.5%
Percent of Original List Price Received*	112.2%	85.1%	- 24.2%	100.2%	97.1%	- 3.1%
New Listings	0	1	--	7	9	+ 28.6%

* 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

