

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

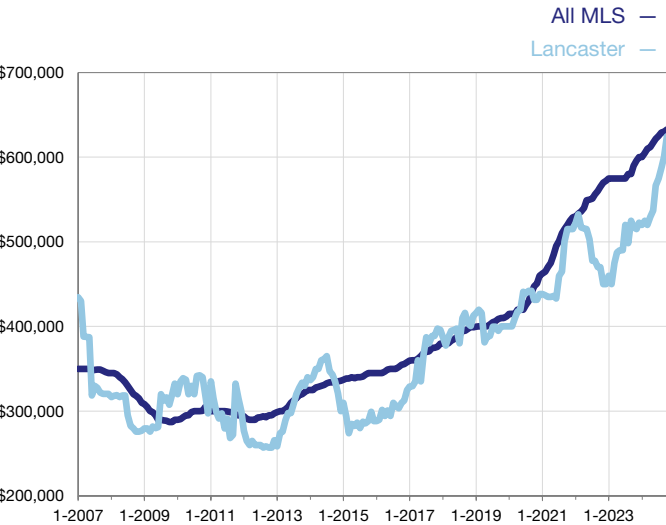
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	49	58	+ 18.4%
Closed Sales	4	6	+ 50.0%	47	50	+ 6.4%
Median Sales Price*	\$505,000	\$781,825	+ 54.8%	\$520,000	\$637,500	+ 22.6%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	33	29	- 12.1%
Percent of Original List Price Received*	100.9%	96.2%	- 4.7%	100.9%	103.4%	+ 2.5%
New Listings	8	9	+ 12.5%	54	69	+ 27.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	7	7	0.0%
Closed Sales	0	0	--	7	5	- 28.6%
Median Sales Price*	\$0	\$0	--	\$435,000	\$475,000	+ 9.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	26	36	+ 38.5%
Percent of Original List Price Received*	0.0%	0.0%	--	100.2%	97.1%	- 3.1%
New Listings	0	1	--	7	10	+ 42.9%

* 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

