

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

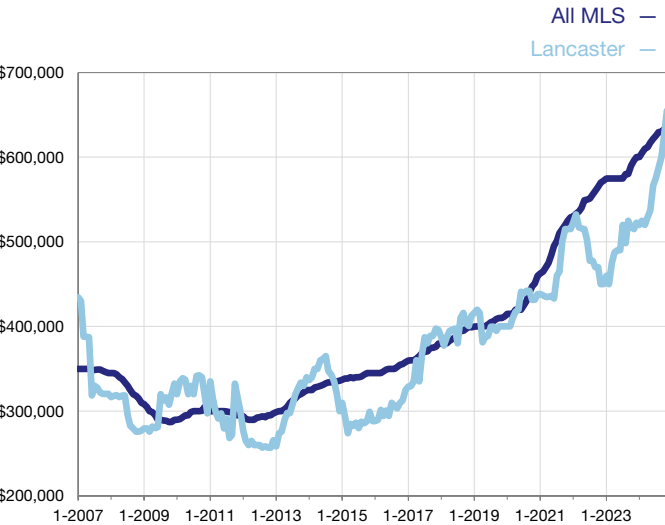
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	55	63	+ 14.5%
Closed Sales	4	9	+ 125.0%	51	59	+ 15.7%
Median Sales Price*	\$436,250	\$600,000	+ 37.5%	\$515,000	\$625,000	+ 21.4%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	31	28	- 9.7%
Percent of Original List Price Received*	105.9%	101.5%	- 4.2%	101.3%	103.1%	+ 1.8%
New Listings	4	6	+ 50.0%	58	75	+ 29.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	7	7	0.0%
Closed Sales	1	2	+ 100.0%	8	7	- 12.5%
Median Sales Price*	\$206,000	\$508,000	+ 146.6%	\$432,500	\$500,000	+ 15.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	89	116	+ 30.3%	34	59	+ 73.5%
Percent of Original List Price Received*	97.2%	90.8%	- 6.6%	99.8%	95.3%	- 4.5%
New Listings	0	0	--	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

