

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

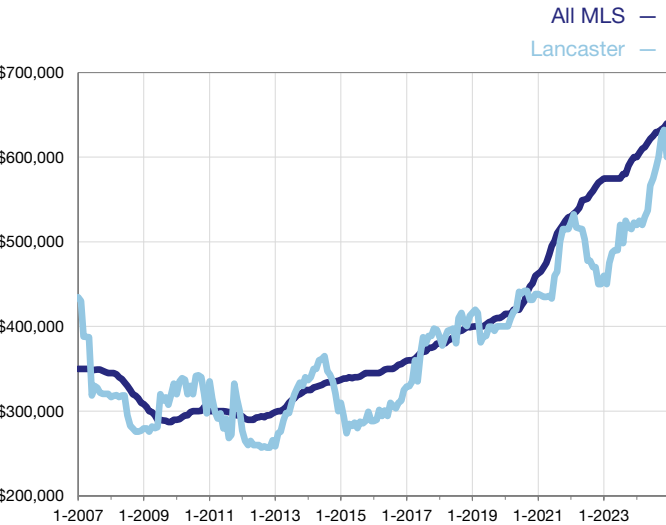
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	55	67	+ 21.8%
Closed Sales	7	5	- 28.6%	58	64	+ 10.3%
Median Sales Price*	\$675,000	\$435,000	- 35.6%	\$522,500	\$600,000	+ 14.8%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	17	49	+ 188.2%	30	29	- 3.3%
Percent of Original List Price Received*	101.9%	97.5%	- 4.3%	101.3%	102.7%	+ 1.4%
New Listings	1	2	+ 100.0%	59	77	+ 30.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	7	9	+ 28.6%
Closed Sales	0	1	--	8	8	0.0%
Median Sales Price*	\$0	\$399,900	--	\$432,500	\$487,500	+ 12.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	64	--	34	59	+ 73.5%
Percent of Original List Price Received*	0.0%	93.0%	--	99.8%	95.0%	- 4.8%
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

