

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

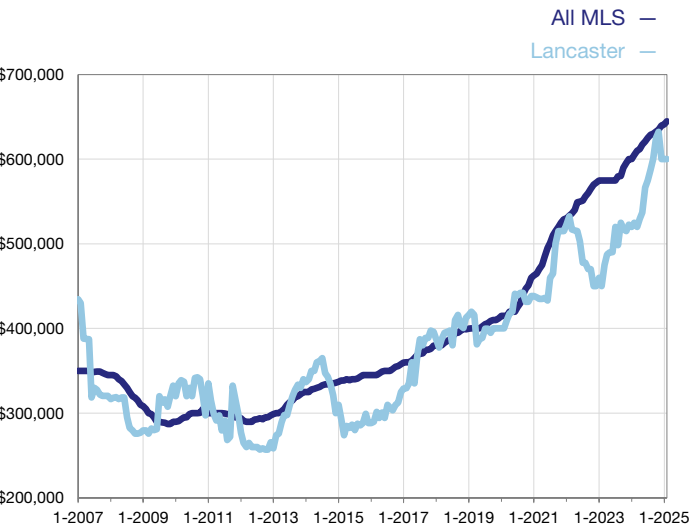
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	5	6	+ 20.0%
Closed Sales	2	3	+ 50.0%	4	7	+ 75.0%
Median Sales Price*	\$468,875	\$525,000	+ 12.0%	\$383,250	\$530,000	+ 38.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	42	88	+ 109.5%	46	61	+ 32.6%
Percent of Original List Price Received*	108.5%	94.3%	- 13.1%	102.2%	96.2%	- 5.9%
New Listings	5	5	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.

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$495,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	81	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	100.0%	--
New Listings	0	0	--	1	0	- 100.0%

* 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

