

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	8	+ 33.3%	17	20	+ 17.6%
Closed Sales	3	5	+ 66.7%	11	14	+ 27.3%
Median Sales Price*	\$727,500	\$495,000	- 32.0%	\$550,250	\$527,500	- 4.1%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	38	38	0.0%
Percent of Original List Price Received*	114.8%	106.5%	- 7.2%	104.6%	100.5%	- 3.9%
New Listings	8	8	0.0%	22	27	+ 22.7%

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

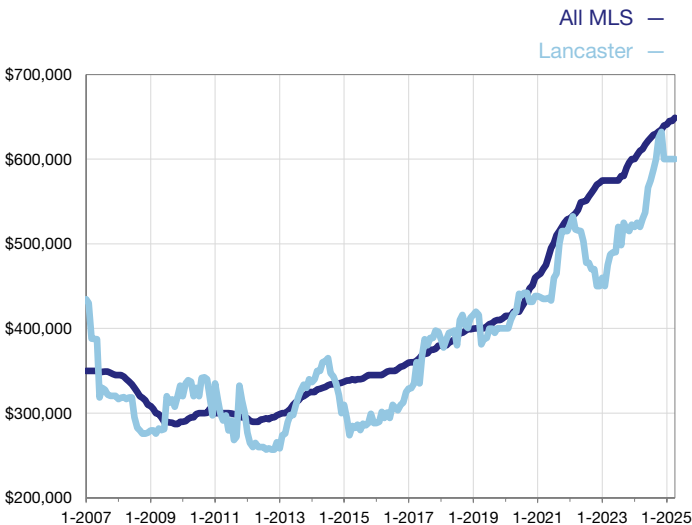
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$530,500	\$560,000	+ 5.6%	\$484,250	\$556,000	+ 14.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	21	9	- 57.1%	13	32	+ 146.2%
Percent of Original List Price Received*	108.3%	106.7%	- 1.5%	104.1%	103.9%	- 0.2%
New Listings	1	0	- 100.0%	3	2	- 33.3%

* 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

