

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	4	- 33.3%	67	65	- 3.0%
Closed Sales	5	7	+ 40.0%	64	63	- 1.6%
Median Sales Price*	\$435,000	\$495,000	+ 13.8%	\$600,000	\$575,000	- 4.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	45	- 8.2%	29	39	+ 34.5%
Percent of Original List Price Received*	97.5%	99.5%	+ 2.1%	102.7%	100.5%	- 2.1%
New Listings	2	2	0.0%	77	83	+ 7.8%

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

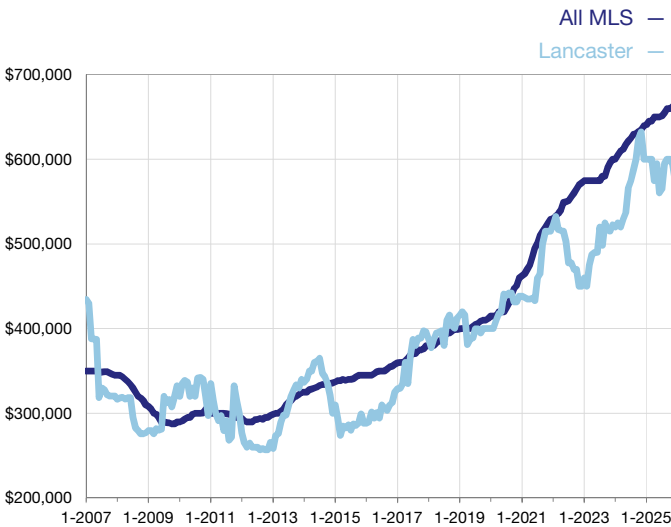
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	9	4	- 55.6%
Closed Sales	1	0	- 100.0%	8	4	- 50.0%
Median Sales Price*	\$399,900	\$0	- 100.0%	\$487,500	\$558,000	+ 14.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	64	0	- 100.0%	59	27	- 54.2%
Percent of Original List Price Received*	93.0%	0.0%	- 100.0%	95.0%	103.6%	+ 9.1%
New Listings	0	1	--	10	6	- 40.0%

* 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

