

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lancaster

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	5	3	- 40.0%
Closed Sales	3	1	- 66.7%	7	6	- 14.3%
Median Sales Price*	\$525,000	<b>\$670,000</b>	+ 27.6%	\$530,000	<b>\$519,000</b>	- 2.1%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	88	103	+ 17.0%	61	54	- 11.5%
Percent of Original List Price Received*	94.3%	103.1%	+ 9.3%	96.2%	98.4%	+ 2.3%
New Listings	4	2	- 50.0%	9	3	- 66.7%

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

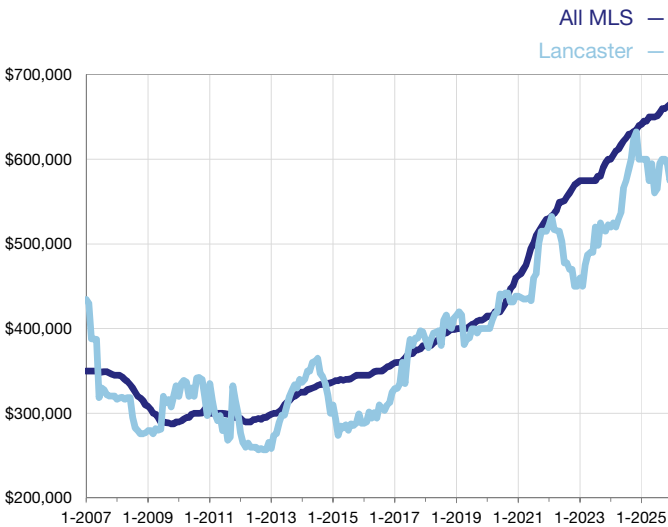
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$304,135</b>	--	\$495,000	<b>\$304,135</b>	- 38.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	0	73	--	81	73	- 9.9%
Percent of Original List Price Received*	0.0%	100.0%	--	100.0%	100.0%	0.0%
New Listings	0	1	--	0	1	--

\* 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

