

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	3	- 57.1%	12	5	- 58.3%
Closed Sales	2	1	- 50.0%	9	7	- 22.2%
Median Sales Price*	\$667,750	\$530,000	- 20.6%	\$550,000	\$530,000	- 3.6%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	52	49	- 5.8%
Percent of Original List Price Received*	100.5%	110.4%	+ 9.9%	97.1%	100.1%	+ 3.1%
New Listings	9	4	- 55.6%	18	7	- 61.1%

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

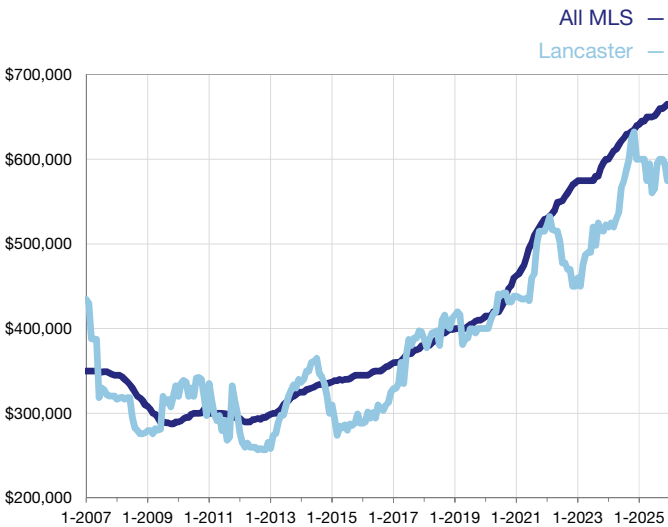
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$556,000	\$0	- 100.0%	\$525,500	\$304,135	- 42.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	43	73	+ 69.8%
Percent of Original List Price Received*	105.1%	0.0%	- 100.0%	102.6%	100.0%	- 2.5%
New Listings	2	1	- 50.0%	2	2	0.0%

* 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

