

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	20	9	- 55.0%
Closed Sales	5	0	- 100.0%	14	7	- 50.0%
Median Sales Price*	\$495,000	\$0	- 100.0%	\$527,500	\$530,000	+ 0.5%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	38	49	+ 28.9%
Percent of Original List Price Received*	106.5%	0.0%	- 100.0%	100.5%	100.1%	- 0.4%
New Listings	8	12	+ 50.0%	26	18	- 30.8%

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

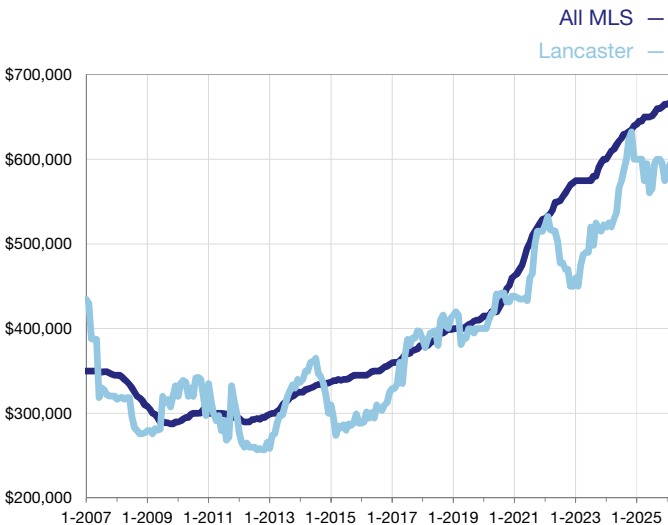
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	2	3	+ 50.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$560,000	\$345,000	- 38.4%	\$556,000	\$324,568	- 41.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	9	18	+ 100.0%	32	46	+ 43.8%
Percent of Original List Price Received*	106.7%	101.5%	- 4.9%	103.9%	100.8%	- 3.0%
New Listings	0	1	--	2	3	+ 50.0%

* 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

