

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lancaster

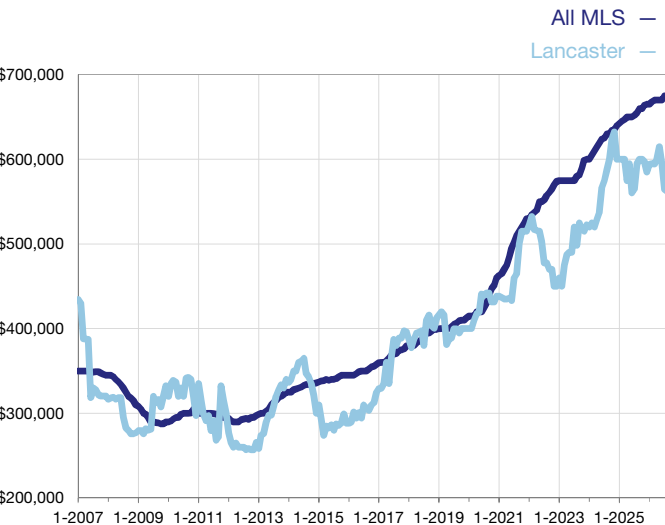
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	43	44	+ 2.3%
Closed Sales	6	9	+ 50.0%	41	40	- 2.4%
Median Sales Price*	\$852,500	\$710,000	- 16.7%	\$615,000	\$570,250	- 7.3%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	21	51	+ 142.9%	30	49	+ 63.3%
Percent of Original List Price Received*	100.7%	100.8%	+ 0.1%	102.2%	99.1%	- 3.0%
New Listings	8	9	+ 12.5%	64	54	- 15.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$560,000	\$477,375	- 14.8%	\$558,000	\$375,000	- 32.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	42	+ 200.0%	27	38	+ 40.7%
Percent of Original List Price Received*	102.8%	100.5%	- 2.2%	103.6%	98.7%	- 4.7%
New Listings	1	0	- 100.0%	4	4	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

