Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Lancaster

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**6**	- 25.0%	57	**59**	+ 3.5%
Closed Sales	5	**8**	+ 60.0%	53	**59**	+ 11.3%
Median Sales Price*	$642,800	**$643,950**	+ 0.2%	$625,000	**$630,000**	+ 0.8%
Inventory of Homes for Sale	14	**11**	- 21.4%	--	--	--
Months Supply of Inventory	2.5	**1.8**	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	72	**23**	- 68.1%	38	**49**	+ 28.9%
Percent of Original List Price Received*	98.7%	**100.7%**	+ 2.0%	101.0%	**98.6%**	- 2.4%
New Listings	9	**6**	- 33.3%	78	**71**	- 9.0%

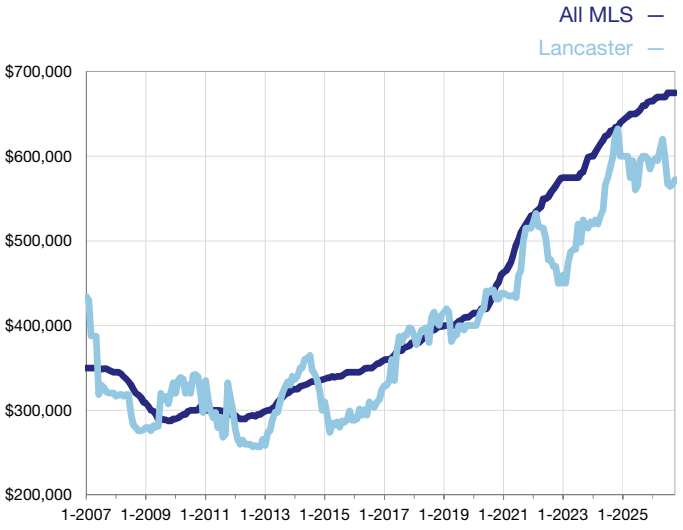
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

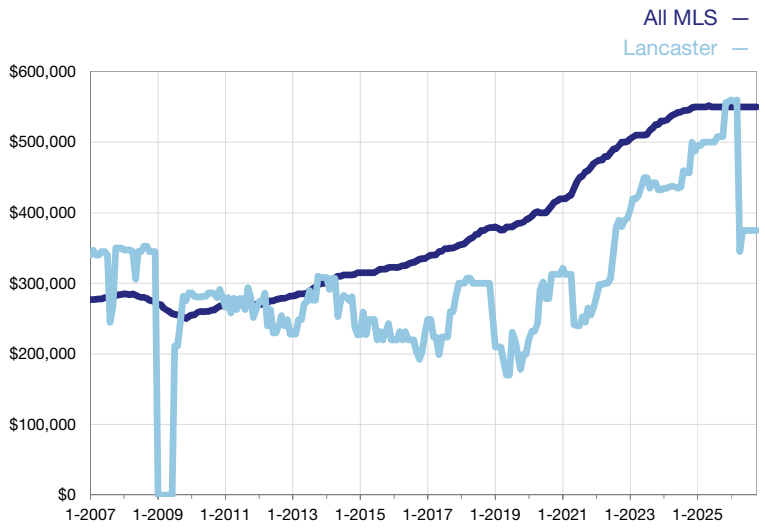
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	3	**5**	+ 66.7%
Closed Sales	0	**0**	--	4	**5**	+ 25.0%
Median Sales Price*	$0	**$0**	--	$558,000	**$375,000**	- 32.8%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	**1.7**	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	27	**38**	+ 40.7%
Percent of Original List Price Received*	0.0%	**0.0%**	--	103.6%	**98.7%**	- 4.7%
New Listings	0	**1**	--	5	**7**	+ 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



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