Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Lancaster County

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	3	9	+ 200.0%	35	70	+ 100.0%
Pending Sales	3	6	+ 100.0%	24	35	+ 45.8%
Closed Sales	3	5	+ 66.7%	21	32	+ 52.4%
Days on Market Until Sale	79	17	- 78.5%	58	51	- 12.1%
Median Sales Price*	$699,000	$275,000	- 60.7%	$497,950	$287,495	- 42.3%
Average Sales Price*	$1,870,000	$359,600	- 80.8%	$720,069	$338,927	- 52.9%
Percent of Original List Price Received*	90.3%	97.6%	+ 8.1%	93.9%	94.0%	+ 0.1%
Inventory of Homes for Sale	15	25	+ 66.7%	—	—	—
Months Supply of Inventory	4.5	5.5	+ 22.2%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	6	—	—	32	—	—
Median Sales Price*	$249,500	—	—	$472,250	—	—
Average Sales Price*	$249,500	—	—	$472,250	—	—
Percent of Original List Price Received*	100.0%	—	—	96.4%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family
Rolling 12-Month Calculation

CVRMLS —
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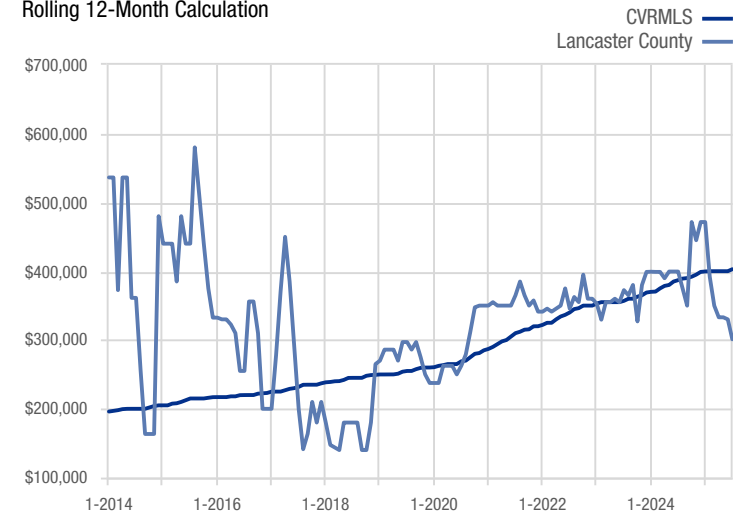
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

CVRMLS —
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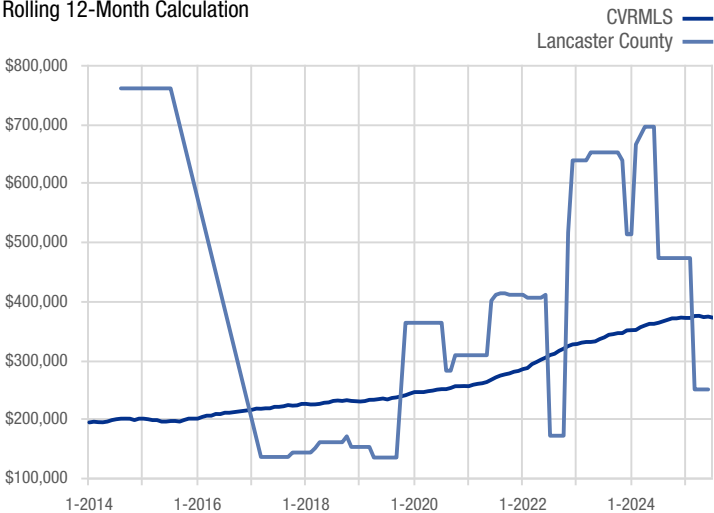
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.