## **Local Market Update – October 2025**A Research Tool Provided by Central Virginia Regional MLS.

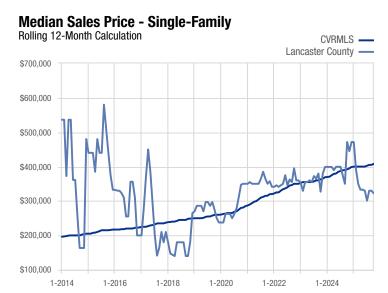


## **Lancaster County**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	5	8	+ 60.0%	54	88	+ 63.0%	
Pending Sales	5	5	0.0%	34	52	+ 52.9%	
Closed Sales	5	2	- 60.0%	31	49	+ 58.1%	
Days on Market Until Sale	15	80	+ 433.3%	52	56	+ 7.7%	
Median Sales Price*	\$550,000	\$682,500	+ 24.1%	\$497,950	\$315,000	- 36.7%	
Average Sales Price*	\$506,000	\$682,500	+ 34.9%	\$668,495	\$410,124	- 38.6%	
Percent of Original List Price Received*	97.3%	97.2%	- 0.1%	94.0%	95.1%	+ 1.2%	
Inventory of Homes for Sale	19	16	- 15.8%		_	_	
Months Supply of Inventory	5.8	3.1	- 46.6%			_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	_			32	_	_
Median Sales Price*	_			\$472,250	_	_
Average Sales Price*	_	_		\$472,250	_	_
Percent of Original List Price Received*	_			96.4%	_	_
Inventory of Homes for Sale	1	0	- 100.0%	_	_	_
Months Supply of Inventory	1.0				_	

<sup>\*</sup> 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.





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.