

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

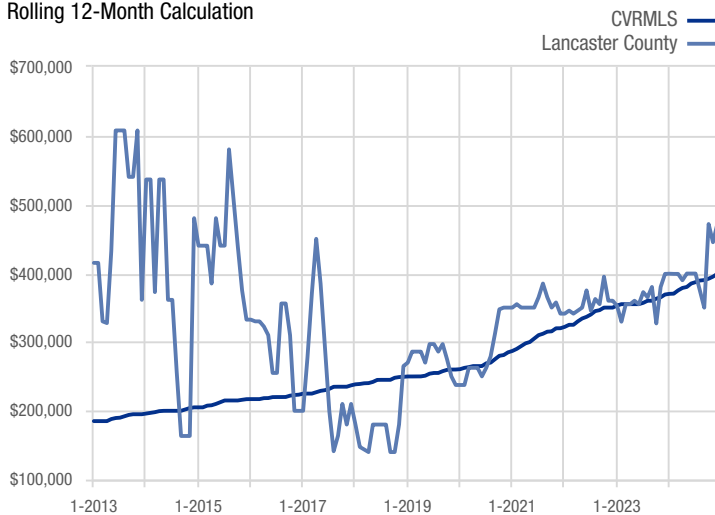
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	0	- 100.0%	59	59	0.0%
Pending Sales	1	6	+ 500.0%	40	40	0.0%
Closed Sales	2	1	- 50.0%	44	36	- 18.2%
Days on Market Until Sale	6	124	+ 1,966.7%	45	52	+ 15.6%
Median Sales Price*	\$347,250	\$288,000	- 17.1%	\$399,000	\$471,475	+ 18.2%
Average Sales Price*	\$347,250	\$288,000	- 17.1%	\$477,296	\$634,662	+ 33.0%
Percent of Original List Price Received*	99.3%	99.7%	+ 0.4%	95.9%	95.6%	- 0.3%
Inventory of Homes for Sale	15	9	- 40.0%	—	—	—
Months Supply of Inventory	4.5	2.3	- 48.9%	—	—	—

Condo/Town	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	6	32	+ 433.3%
Median Sales Price*	—	—	—	\$512,500	\$472,250	- 7.9%
Average Sales Price*	—	—	—	\$512,500	\$472,250	- 7.9%
Percent of Original List Price Received*	—	—	—	96.6%	96.4%	- 0.2%
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.

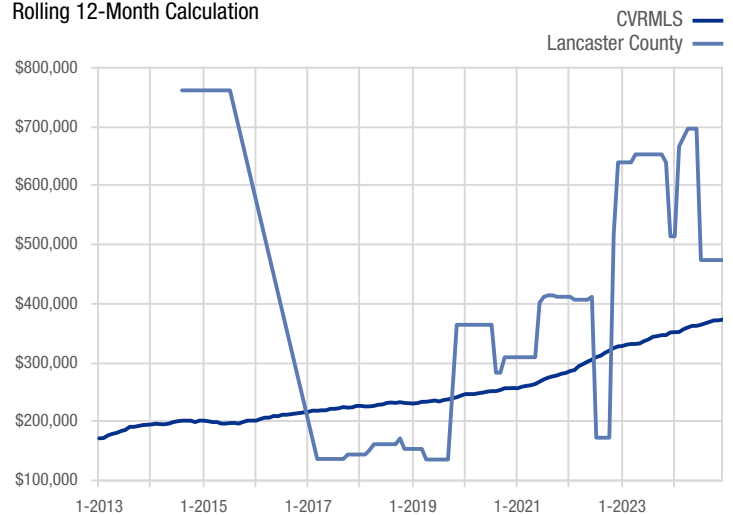
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.