

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



Lancaster County

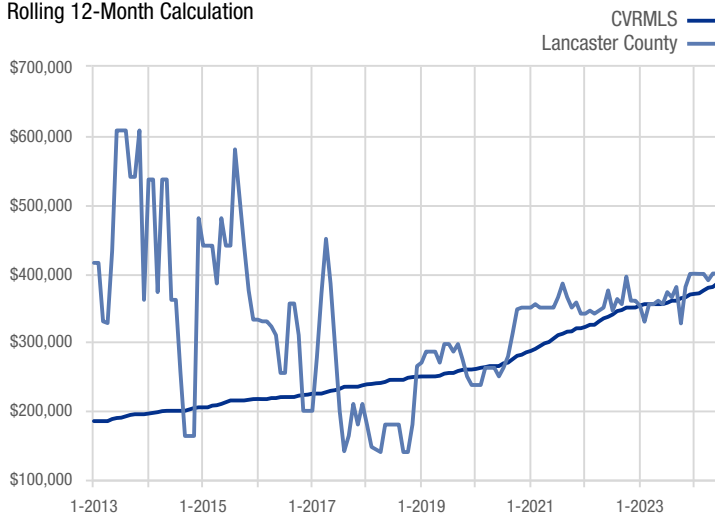
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	6	6	0.0%	37	31	- 16.2%
Pending Sales	3	5	+ 66.7%	21	23	+ 9.5%
Closed Sales	7	5	- 28.6%	24	18	- 25.0%
Days on Market Until Sale	12	81	+ 575.0%	30	55	+ 83.3%
Median Sales Price*	\$425,000	\$735,000	+ 72.9%	\$407,000	\$471,475	+ 15.8%
Average Sales Price*	\$441,500	\$720,000	+ 63.1%	\$366,563	\$528,414	+ 44.2%
Percent of Original List Price Received*	95.4%	91.7%	- 3.9%	96.7%	94.5%	- 2.3%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	4.4	3.4	- 22.7%	—	—	—

Condo/Town	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	0	1	—	2	2	0.0%
Pending Sales	0	1	—	2	2	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	6	57	+ 850.0%
Median Sales Price*	—	—	—	\$512,500	\$695,000	+ 35.6%
Average Sales Price*	—	—	—	\$512,500	\$695,000	+ 35.6%
Percent of Original List Price Received*	—	—	—	96.6%	92.8%	- 3.9%
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.

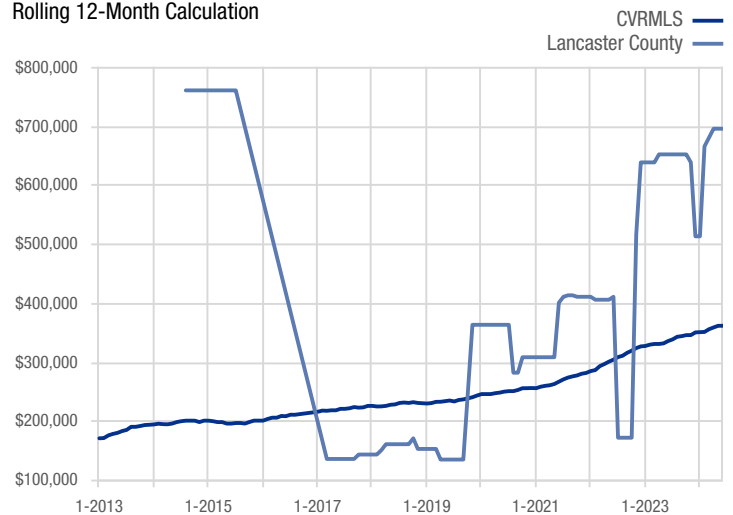
Median Sales Price - Single-Family

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.