

# Local Market Update – July 2024

A Research Tool Provided by Central Virginia Regional MLS.



## Lancaster County

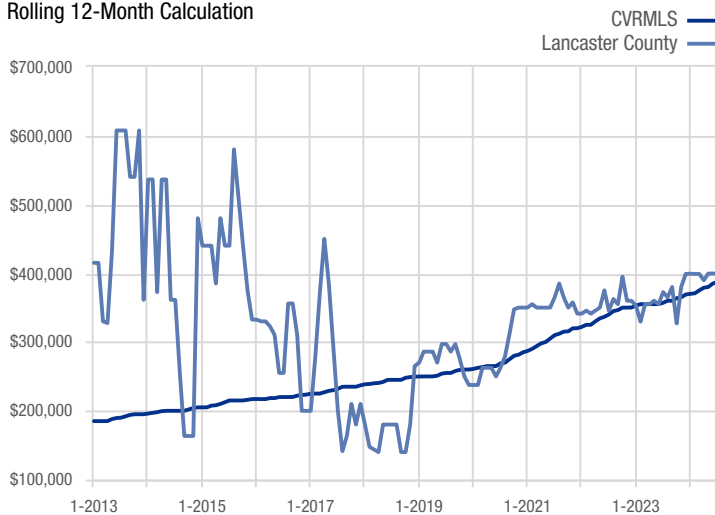
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	1	3	+ 200.0%	38	34	- 10.5%
Pending Sales	6	3	- 50.0%	27	24	- 11.1%
Closed Sales	3	3	0.0%	27	21	- 22.2%
Days on Market Until Sale	8	79	+ 887.5%	27	58	+ 114.8%
Median Sales Price*	\$746,000	<b>\$699,000</b>	- 6.3%	\$415,000	<b>\$497,950</b>	+ 20.0%
Average Sales Price*	\$1,205,000	<b>\$1,870,000</b>	+ 55.2%	\$459,722	<b>\$720,069</b>	+ 56.6%
Percent of Original List Price Received*	97.9%	<b>90.3%</b>	- 7.8%	96.8%	<b>93.9%</b>	- 3.0%
Inventory of Homes for Sale	8	14	+ 75.0%	—	—	—
Months Supply of Inventory	2.0	4.2	+ 110.0%	—	—	—

Condo/Town	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	6	—	6	32	+ 433.3%
Median Sales Price*	—	<b>\$249,500</b>	—	\$512,500	<b>\$472,250</b>	- 7.9%
Average Sales Price*	—	<b>\$249,500</b>	—	\$512,500	<b>\$472,250</b>	- 7.9%
Percent of Original List Price Received*	—	<b>100.0%</b>	—	96.6%	<b>96.4%</b>	- 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.

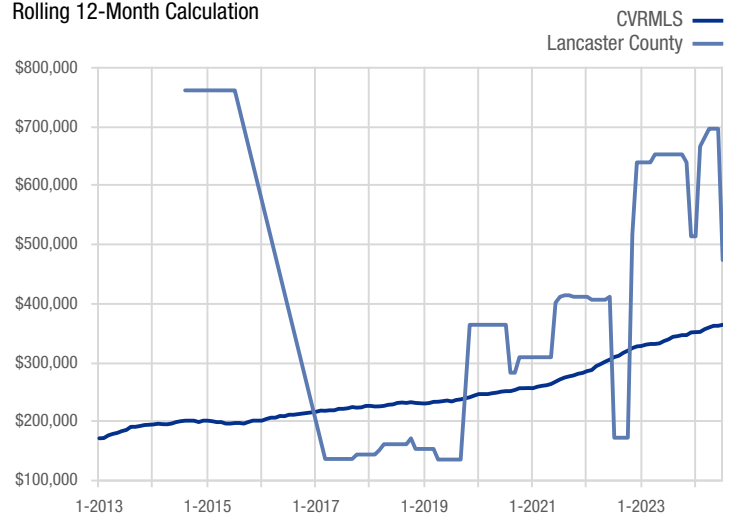
### Median Sales Price - Single-Family

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.