

REAL ESTATE MARKET REPORT
LANCASTER



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Sunday, March 2
2025

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RE/MAX SmartHub Realty

930 Red Rose Court - Suite 209

Lancaster, PA 17601

www.smarthubrealty.com

remax@smarthubrealty.com

Office: (717) 208-4444

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— R E A L T Y —

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Let's take a look

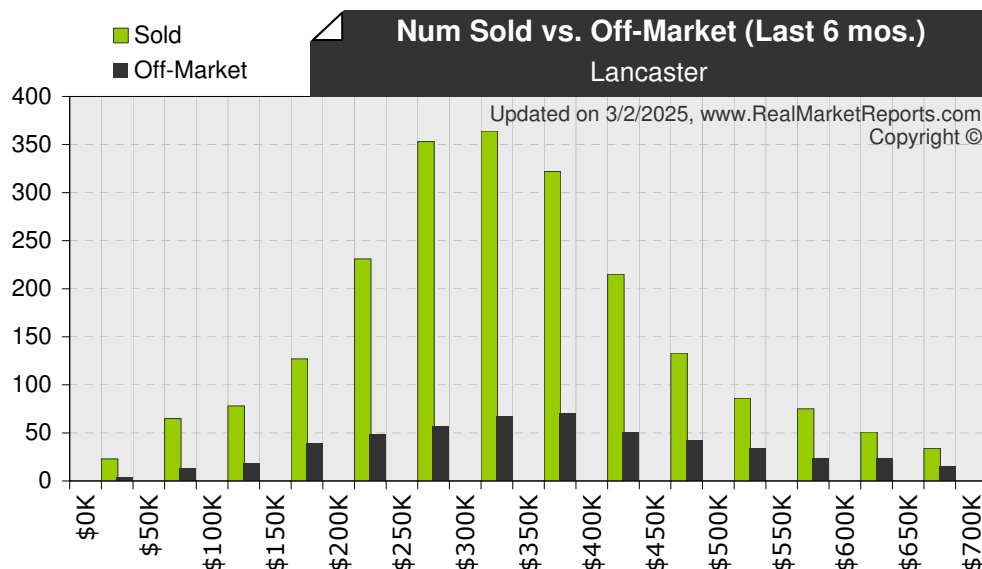
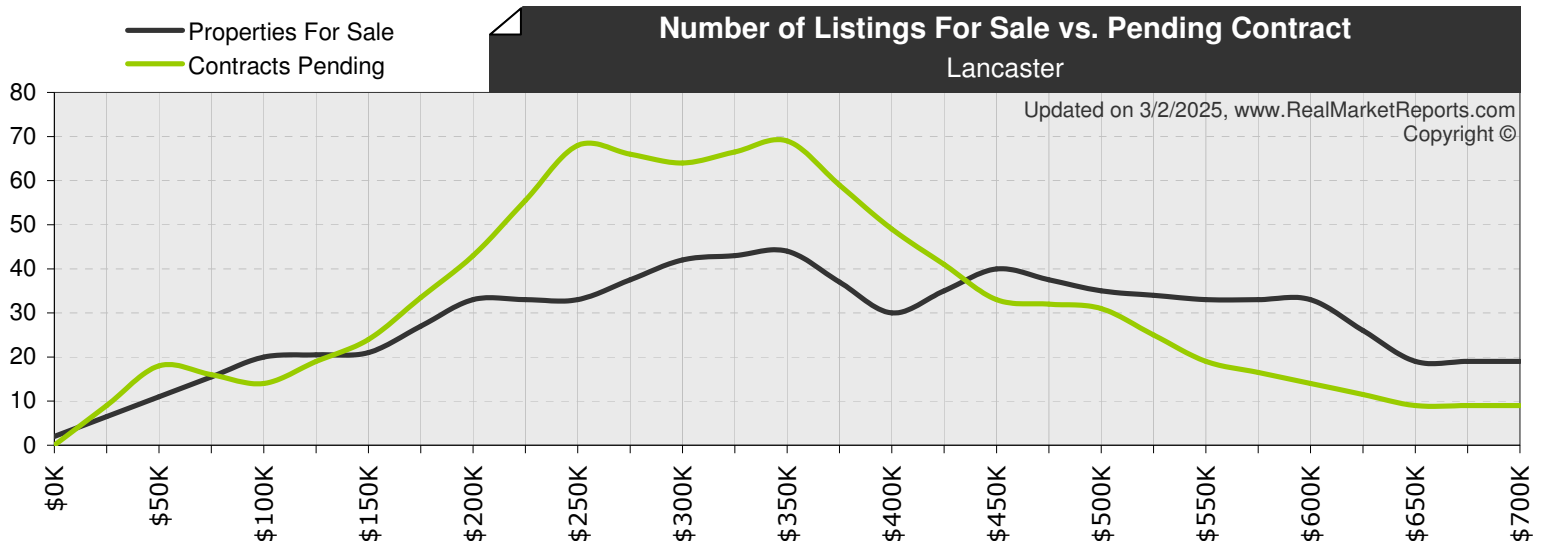
at the real estate market. Currently there are 484 sales pending in the market overall, leaving 457 listings still for sale. The resulting pending ratio is 51.4% (484 divided by 941). So you might be asking yourself, that's great... but what exactly does it mean? I'm glad you asked!

The pending ratio indicates the supply & demand of the market. Specifically, a high ratio means that listings are in demand and quickly going to contract. Alternatively, a low ratio means there are not enough qualified buyers for the existing supply.

"Current inventory is described as active."

Taking a closer look, we notice that the \$350K - \$400K price range has a relatively large number of contracts pending sale.

We also notice that the \$700K + price range has a relatively large inventory of properties for sale at 61 listings. The average list price (or asking price) for all properties in this market is \$518,255.



A total of 2294 contracts have closed in the last 6 months with an average sold price of \$371,252. Breaking it down, we notice that the \$300K - \$350K price range contains the highest number of sold listings.

Alternatively, a total of 561 listings have failed to sell in that same period of time. Listings may fail to sell for many reasons such as being priced too high, having been inadequately marketed, the property was in poor condition, or perhaps the owner had second thoughts about selling at this particular time. The \$350K - \$400K price range has the highest number of off-market listings at 70 properties.

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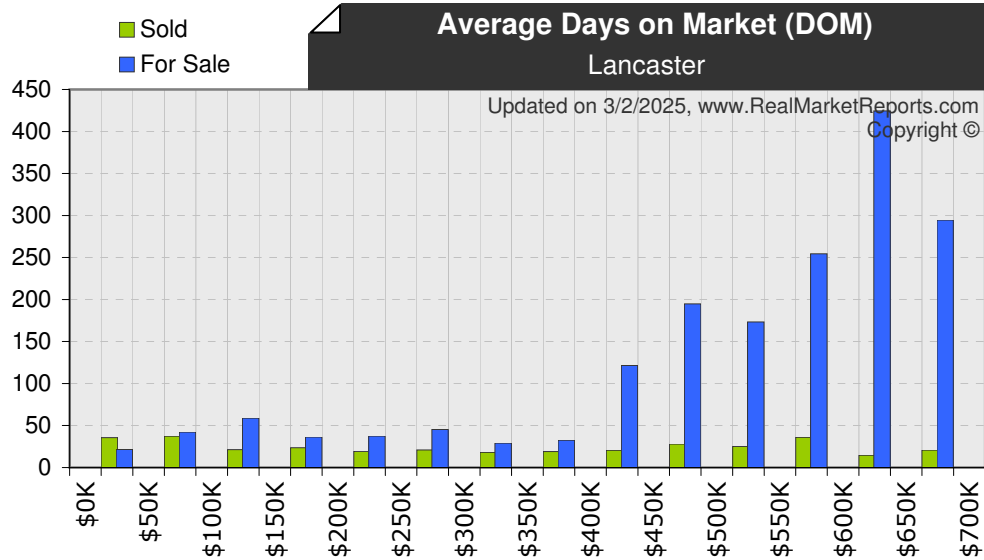
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Looking at the chart to the right, you might be wondering why average days on market (DOM) is important. This is a useful measurement because it can help us to determine whether we are in a buyer's market (indicated by high DOM), or a seller's market (indicated by low DOM). Active listings (properties for sale) have been on the market for an average of 133 days.

Analysis of sold properties for the last six months reveals an average sold price of \$371,252 and 22 days on market. Notice that properties in the \$600K - \$650K price range have sold quickest over the last six months.

The recent history of sales can be seen in the two charts below. The average sold price for the last 30 days was \$385,199 with an average DOM of 26 days.

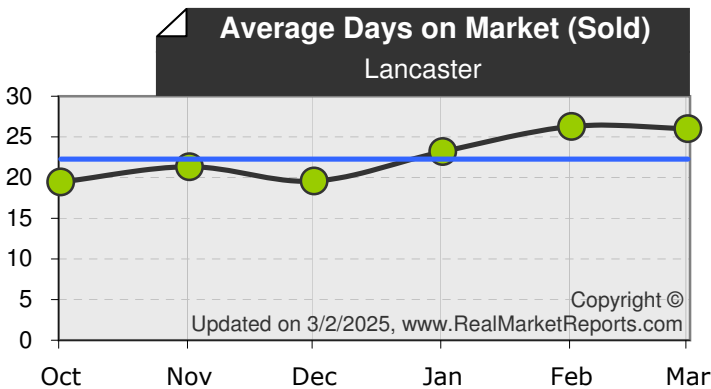
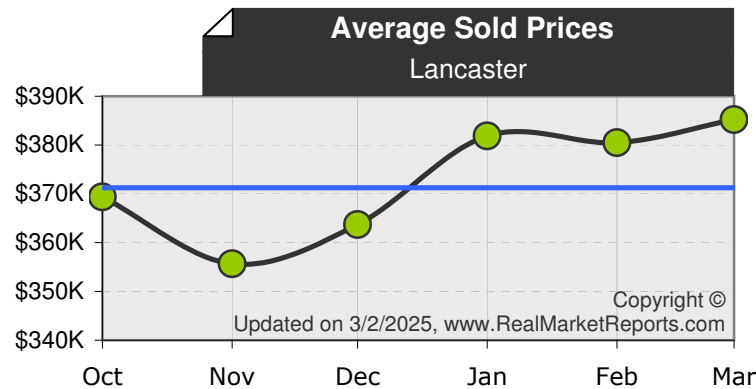
Since the recent DOM is greater than the average DOM for the last 6 months, it is a negative indicator for demand. It is always important to realize that real estate markets can fluctuate due to many factors, including shifting interest rates, the economy, or seasonal changes.



"The average list-to-sales ratio for this area is 101.9%."

Ratios are simple ways to express the difference between two values such as list price and sold price. In our case, we typically use the list-to-sale ratio to determine the percentage of the final list price that the buyer ultimately paid. It is a very common method to help buyers decide how much to offer on a property.

Analysis of the absorption rate indicates an inventory of 1.2 months based on the last 6 months of sales. This estimate is often used to determine how long it would take to sell off the current inventory of properties if all conditions remained the same. It is significant to mention that this estimate does not take into consideration any additional properties that will come onto the market in the future.



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		Contracts Pending ^[2]					Off-Market in the Last 6 Months ^[3]					Absorption Rate			
		For Sale ^[1]					Sold in the Last 6 Months ^[4]								
Price Range		Total Num	Avg DOM	Avg List Price	Total Num	Pending Ratio	Total Num	Total Num	Avg DOM	Avg Orig List Price	Avg List Price	Avg Sold Price	List to Sales	Mos.	
Min.	Max.														
\$0	\$49,999	2	22	\$ 35,000	0	0.0%	4	23	36	\$ 61,608	\$ 53,700	\$ 32,440	60.4%	0.5	
\$50,000	\$99,999	11	42	\$ 79,473	18	62.1%	13	65	37	\$ 92,132	\$ 86,874	\$ 75,593	87.0%	1.0	
\$100,000	\$149,999	20	59	\$ 131,850	14	41.2%	18	78	21	\$ 127,377	\$ 127,274	\$ 124,448	97.8%	1.5	
\$150,000	\$199,999	21	36	\$ 173,843	24	53.3%	39	127	24	\$ 180,026	\$ 177,416	\$ 177,391	100.0%	1.0	
\$200,000	\$249,999	33	37	\$ 228,691	43	56.6%	49	231	19	\$ 222,777	\$ 224,518	\$ 225,710	100.5%	0.9	
\$250,000	\$299,999	33	45	\$ 278,685	68	67.3%	57	353	21	\$ 270,890	\$ 269,868	\$ 273,195	101.2%	0.6	
\$300,000	\$349,999	42	29	\$ 323,916	64	60.4%	67	364	18	\$ 319,756	\$ 319,194	\$ 324,092	101.5%	0.7	
\$350,000	\$399,999	44	33	\$ 376,147	69	61.1%	70	322	19	\$ 365,559	\$ 363,571	\$ 371,116	102.1%	0.8	
\$400,000	\$449,999	30	122	\$ 431,097	49	62.0%	51	215	21	\$ 415,854	\$ 414,530	\$ 422,615	102.0%	0.8	
\$450,000	\$499,999	40	195	\$ 475,312	33	45.2%	42	133	28	\$ 464,870	\$ 464,757	\$ 470,068	101.1%	1.8	
\$500,000	\$549,999	35	173	\$ 522,757	31	47.0%	34	86	25	\$ 506,133	\$ 505,726	\$ 518,491	102.5%	2.4	
\$550,000	\$599,999	33	254	\$ 580,174	19	36.5%	24	75	36	\$ 566,667	\$ 561,922	\$ 571,543	101.7%	2.6	
\$600,000	\$649,999	33	424	\$ 623,060	14	29.8%	24	51	15	\$ 601,541	\$ 601,277	\$ 620,858	103.3%	3.9	
\$650,000	\$699,999	19	295	\$ 669,089	9	32.1%	15	34	21	\$ 657,319	\$ 659,459	\$ 669,560	101.5%	3.4	
\$700,000	+	61	123	\$1,312,308	29	32.2%	54	137	30	\$ 905,408	\$ 920,104	\$ 966,749	105.1%	2.7	
Market Summary >>>		457	133	\$ 518,255	484	51.4%	561	2,294	22	\$ 364,308	\$ 364,184	\$ 371,252	101.9%	1.2	

Date Range = 09/01/2024 to 03/02/2025

Data believed to be accurate but not guaranteed.

Status = [1] ACT; [2] PND; [3] WTH, EXP, CNL; [4] CLS

CountyOrParish = Lancaster

PropertyType = Residential

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1. PROPERTIES FOR SALE

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **Average Days on Market (DOM):** The average marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Average List Price:** The average price that a seller is currently asking.

2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to reoffer their property for sale.

4. PROPERTIES SOLD

- a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- b. **Average Days on Market (DOM):** The average marketing time it has taken properties to sell in the last 6 months.
- c. **Average Original List Price:** The average price at which a sold property was originally marketed.
- d. **Average List Price:** The average price at which a sold property was marketed just prior to selling.
- e. **Average Sold Price:** The average price for which a property sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Average Sold Price}}{\text{Average List Price}}$$

5. OTHER

- a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.