

Lancaster 01523

ZIP code · MA · Massachusetts › Worcester County

BUYER'S MARKET

\$532K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

62

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



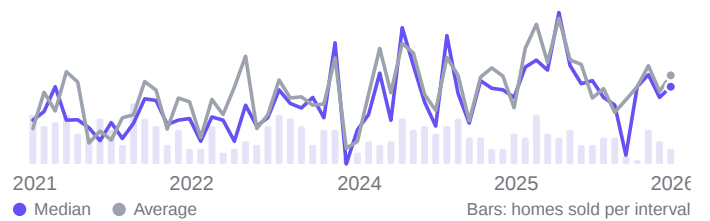
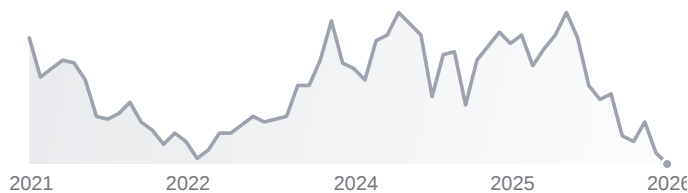
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$530K · Average \$568K

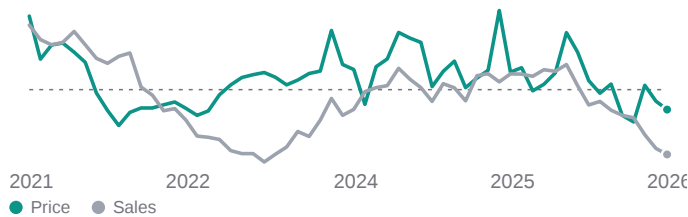


Growth (year over year)

Price -11.3% · Sales -36.7%

Price per square foot

\$296/ft²

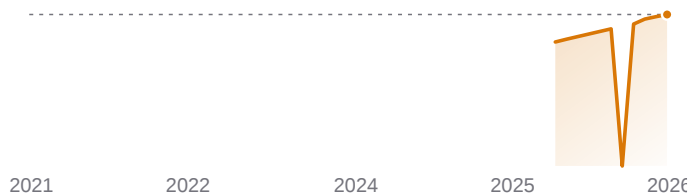


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

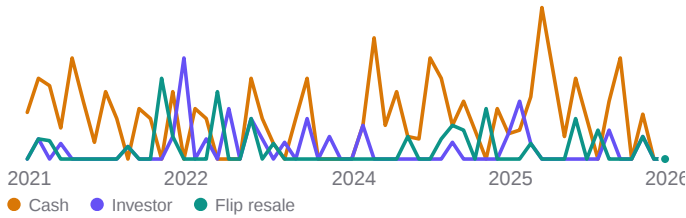
2.6%



BUYERS & OUTCOMES

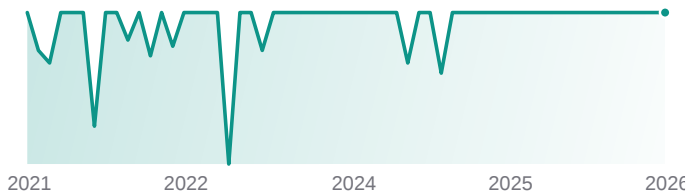
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



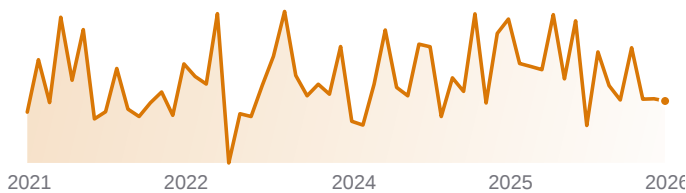
Sellers who sold at a gain

100%

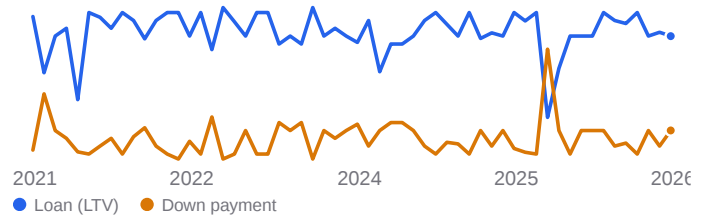


Median annualized return at resale

+3.8%

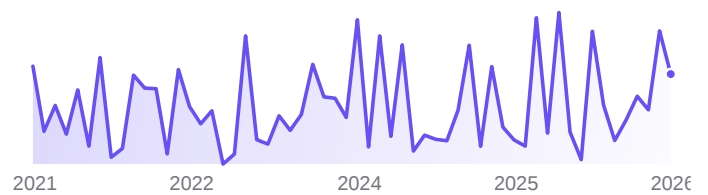


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



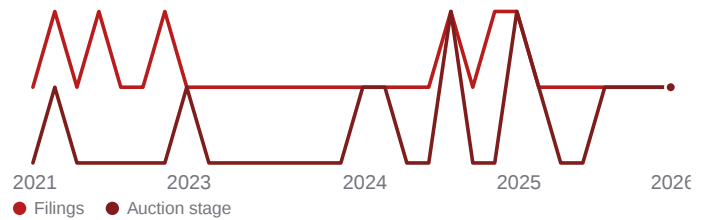
Typical hold before selling

15.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,430
Median value (AVM)	\$520K
Median size	1,798 ft²
Median bedrooms	3
Median year built	1970
Single family	87%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	18%
Median loan-to-value	48%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	7,826
Density	342 / mi²
Median household income	\$117K
Average household income	\$153K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	65
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	2.9%
Unemployment	1.2%
Average temp	48°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.