Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Leicester

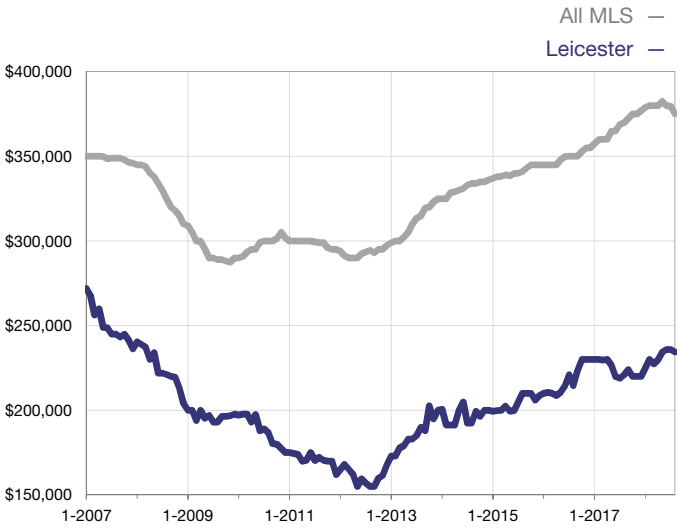
Single-Family Properties	August			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	7	**11**	+ 57.1%	72	**78**	+ 8.3%
Closed Sales	12	**7**	- 41.7%	71	**66**	- 7.0%
Median Sales Price*	$245,500	**$248,000**	+ 1.0%	$218,500	**$252,500**	+ 15.6%
Inventory of Homes for Sale	33	**37**	+ 12.1%	--	--	--
Months Supply of Inventory	3.1	**4.1**	+ 32.3%	--	--	--
Cumulative Days on Market Until Sale	26	**25**	- 3.8%	56	**67**	+ 19.6%
Percent of Original List Price Received*	99.5%	**99.1%**	- 0.4%	97.5%	**97.9%**	+ 0.4%
New Listings	12	**21**	+ 75.0%	104	**115**	+ 10.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

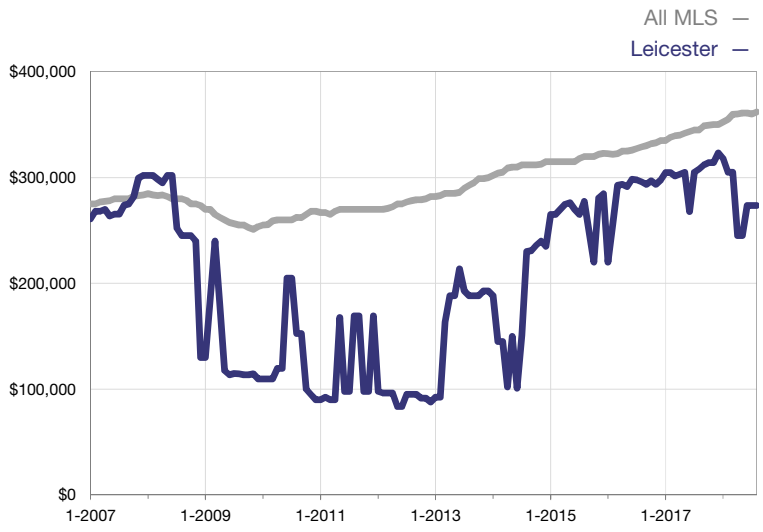
Condominium Properties	August			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**1**	--	5	**12**	+ 140.0%
Closed Sales	0	**2**	--	8	**7**	- 12.5%
Median Sales Price*	$0	**$309,224**	--	$314,151	**$245,000**	- 22.0%
Inventory of Homes for Sale	12	**5**	- 58.3%	--	--	--
Months Supply of Inventory	5.6	**2.9**	- 48.2%	--	--	--
Cumulative Days on Market Until Sale	0	**119**	--	165	**87**	- 47.3%
Percent of Original List Price Received*	0.0%	**109.3%**	--	107.8%	**103.3%**	- 4.2%
New Listings	1	**1**	0.0%	12	**10**	- 16.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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