

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	13	+ 18.2%	66	69	+ 4.5%
Closed Sales	11	14	+ 27.3%	58	62	+ 6.9%
Median Sales Price*	\$245,000	\$247,250	+ 0.9%	\$255,000	\$253,000	- 0.8%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	3.5	2.3	- 34.3%	--	--	--
Cumulative Days on Market Until Sale	62	23	- 62.9%	73	60	- 17.8%
Percent of Original List Price Received*	95.1%	97.1%	+ 2.1%	97.3%	96.3%	- 1.0%
New Listings	15	13	- 13.3%	92	84	- 8.7%

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

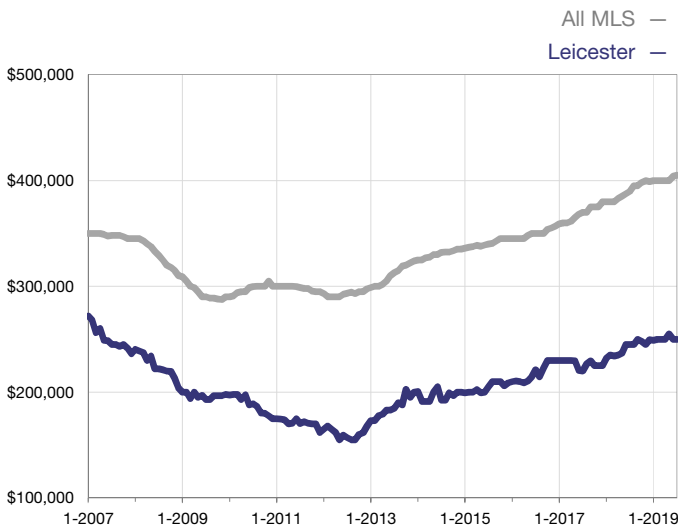
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	0	- 100.0%	10	7	- 30.0%
Closed Sales	1	2	+ 100.0%	5	9	+ 80.0%
Median Sales Price*	\$105,000	\$353,750	+ 236.9%	\$216,000	\$303,000	+ 40.3%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	3.6	6.5	+ 80.6%	--	--	--
Cumulative Days on Market Until Sale	4	39	+ 875.0%	74	66	- 10.8%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	101.0%	97.2%	- 3.8%
New Listings	2	0	- 100.0%	9	9	0.0%

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

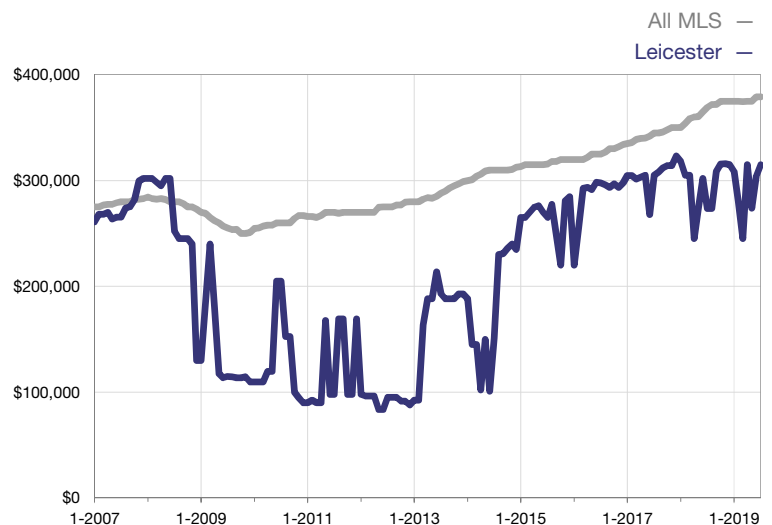
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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