

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	17	+ 88.9%	45	45	0.0%
Closed Sales	10	3	- 70.0%	39	35	- 10.3%
Median Sales Price*	\$307,500	\$459,000	+ 49.3%	\$262,700	\$315,000	+ 19.9%
Inventory of Homes for Sale	21	5	- 76.2%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	45	13	- 71.1%	54	31	- 42.6%
Percent of Original List Price Received*	97.0%	105.3%	+ 8.6%	97.9%	101.8%	+ 4.0%
New Listings	10	11	+ 10.0%	52	49	- 5.8%

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

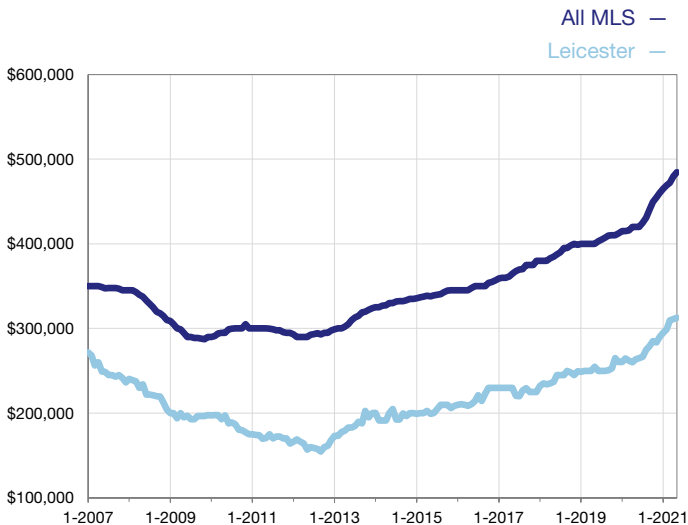
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$132,000	\$382,500	+ 189.8%	\$134,200	\$256,250	+ 90.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	3.5	0.7	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	18	170	+ 844.4%	22	70	+ 218.2%
Percent of Original List Price Received*	96.4%	95.6%	- 0.8%	97.4%	117.6%	+ 20.7%
New Listings	1	2	+ 100.0%	5	3	- 40.0%

* 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

