

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	12	- 36.8%	109	85	- 22.0%
Closed Sales	12	8	- 33.3%	94	82	- 12.8%
Median Sales Price*	\$296,000	\$322,500	+ 9.0%	\$284,250	\$318,425	+ 12.0%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	13	76	+ 484.6%	48	29	- 39.6%
Percent of Original List Price Received*	104.1%	100.3%	- 3.7%	98.5%	103.6%	+ 5.2%
New Listings	21	15	- 28.6%	120	107	- 10.8%

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

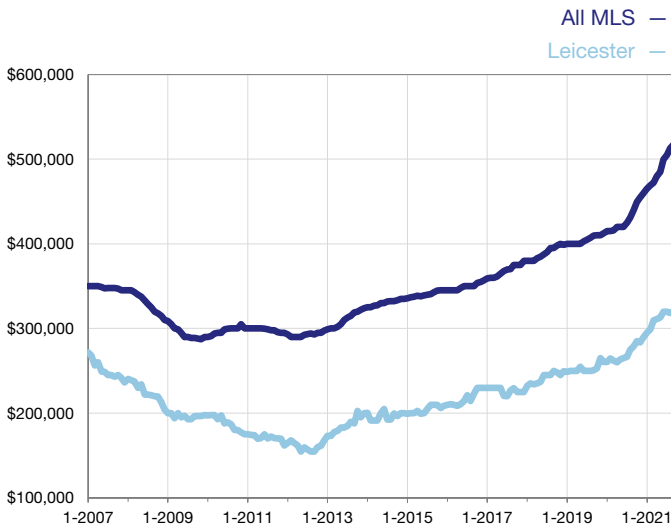
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	12	10	- 16.7%
Closed Sales	2	1	- 50.0%	8	9	+ 12.5%
Median Sales Price*	\$300,200	\$387,500	+ 29.1%	\$300,200	\$362,856	+ 20.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	64	749	+ 1,070.3%	85	141	+ 65.9%
Percent of Original List Price Received*	92.8%	100.0%	+ 7.8%	97.3%	111.1%	+ 14.2%
New Listings	1	1	0.0%	12	6	- 50.0%

* 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

