

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	7	- 56.3%	30	27	- 10.0%
Closed Sales	5	8	+ 60.0%	25	26	+ 4.0%
Median Sales Price*	\$275,000	\$373,000	+ 35.6%	\$350,000	\$356,000	+ 1.7%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	52	42	- 19.2%	33	47	+ 42.4%
Percent of Original List Price Received*	102.6%	100.6%	- 1.9%	102.1%	98.4%	- 3.6%
New Listings	21	6	- 71.4%	43	29	- 32.6%

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

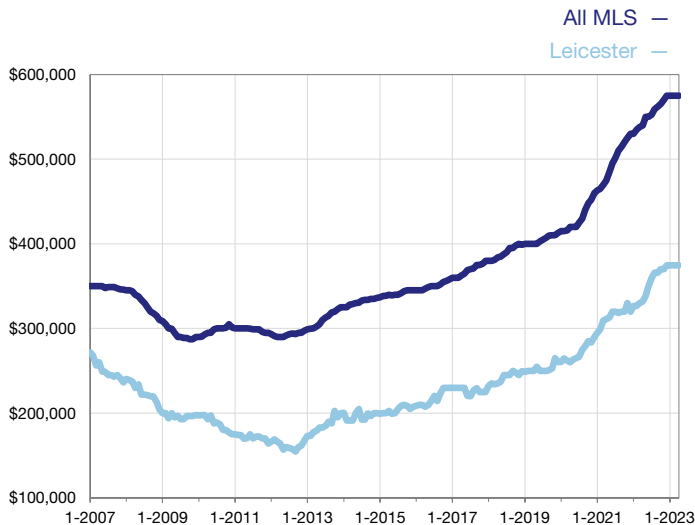
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	5	4	- 20.0%
Closed Sales	2	1	- 50.0%	3	4	+ 33.3%
Median Sales Price*	\$257,500	\$130,000	- 49.5%	\$340,000	\$317,250	- 6.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	12	21	+ 75.0%	302	77	- 74.5%
Percent of Original List Price Received*	115.0%	74.3%	- 35.4%	111.9%	94.0%	- 16.0%
New Listings	0	2	--	4	4	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

