

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 11 | 11 | 0.0% | 41 | 37 | - 9.8% |
| Closed Sales | 12 | 6 | - 50.0% | 37 | 32 | - 13.5% |
| Median Sales Price* | \$387,500 | \$435,000 | + 12.3% | \$360,000 | \$362,500 | + 0.7% |
| Inventory of Homes for Sale | 21 | 11 | - 47.6% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.1 | - 54.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 65 | + 182.6% | 30 | 50 | + 66.7% |
| Percent of Original List Price Received* | 106.5% | 104.9% | - 1.5% | 103.5% | 99.6% | - 3.8% |
| New Listings | 15 | 17 | + 13.3% | 57 | 45 | - 21.1% |

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

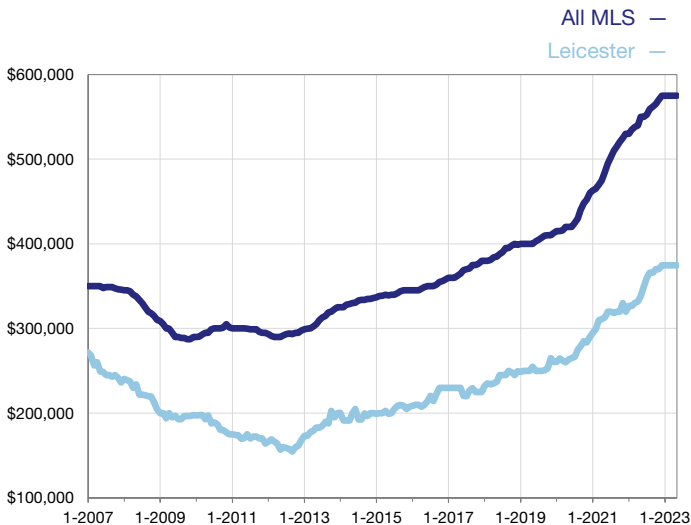
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 3 | -- | 5 | 7 | + 40.0% |
| Closed Sales | 1 | 1 | 0.0% | 4 | 5 | + 25.0% |
| Median Sales Price* | \$425,000 | \$395,000 | - 7.1% | \$354,500 | \$395,000 | + 11.4% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 19 | - 17.4% | 232 | 65 | - 72.0% |
| Percent of Original List Price Received* | 102.4% | 95.2% | - 7.0% | 109.5% | 94.2% | - 14.0% |
| New Listings | 1 | 2 | + 100.0% | 5 | 6 | + 20.0% |

* 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

