

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	16	- 15.8%	60	53	- 11.7%
Closed Sales	15	9	- 40.0%	52	41	- 21.2%
Median Sales Price*	\$400,000	\$419,000	+ 4.8%	\$365,000	\$380,000	+ 4.1%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	26	43	+ 65.4%
Percent of Original List Price Received*	105.4%	105.2%	- 0.2%	104.0%	100.9%	- 3.0%
New Listings	20	13	- 35.0%	77	59	- 23.4%

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

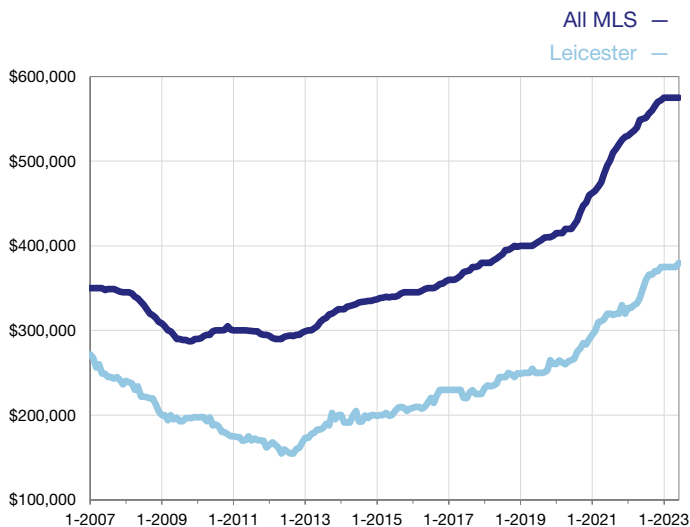
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	6	7	+ 16.7%
Closed Sales	1	3	+ 200.0%	5	8	+ 60.0%
Median Sales Price*	\$392,500	\$399,900	+ 1.9%	\$369,000	\$397,450	+ 7.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	561	19	- 96.6%	298	48	- 83.9%
Percent of Original List Price Received*	100.0%	98.2%	- 1.8%	107.6%	95.7%	- 11.1%
New Listings	0	1	--	5	7	+ 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

