

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leicester

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	70	59	- 15.7%
Closed Sales	18	11	- 38.9%	70	53	- 24.3%
Median Sales Price*	\$392,500	<b>\$425,000</b>	+ 8.3%	\$366,000	<b>\$389,900</b>	+ 6.5%
Inventory of Homes for Sale	27	7	- 74.1%	--	--	--
Months Supply of Inventory	2.7	<b>0.8</b>	- 70.4%	--	--	--
Cumulative Days on Market Until Sale	29	<b>13</b>	- 55.2%	27	<b>36</b>	+ 33.3%
Percent of Original List Price Received*	98.9%	<b>104.8%</b>	+ 6.0%	102.8%	<b>101.7%</b>	- 1.1%
New Listings	15	7	- 53.3%	92	66	- 28.3%

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

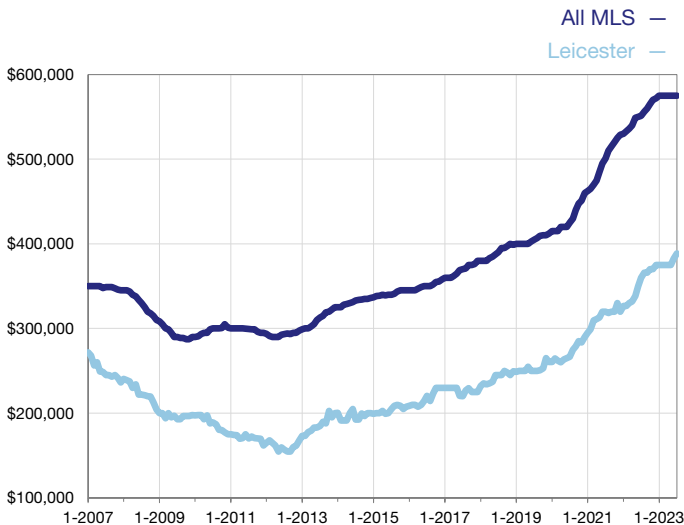
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	7	8	+ 14.3%
Closed Sales	1	0	- 100.0%	6	8	+ 33.3%
Median Sales Price*	\$175,600	<b>\$0</b>	- 100.0%	\$354,500	<b>\$397,450</b>	+ 12.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	<b>0</b>	- 100.0%	251	<b>48</b>	- 80.9%
Percent of Original List Price Received*	99.8%	<b>0.0%</b>	- 100.0%	106.3%	<b>95.7%</b>	- 10.0%
New Listings	3	0	- 100.0%	8	7	- 12.5%

\* 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

