

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leicester

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	8	- 46.7%	85	67	- 21.2%
Closed Sales	14	10	- 28.6%	84	63	- 25.0%
Median Sales Price*	\$382,500	<b>\$387,500</b>	+ 1.3%	\$375,000	<b>\$389,900</b>	+ 4.0%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	2.2	<b>0.9</b>	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	22	<b>25</b>	+ 13.6%	26	<b>34</b>	+ 30.8%
Percent of Original List Price Received*	100.4%	<b>111.3%</b>	+ 10.9%	102.4%	<b>103.2%</b>	+ 0.8%
New Listings	11	<b>9</b>	- 18.2%	103	<b>75</b>	- 27.2%

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

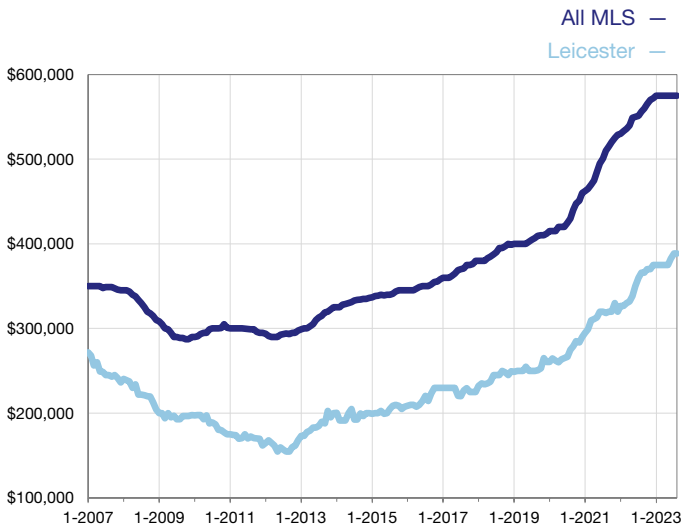
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	9	10	+ 11.1%
Closed Sales	2	1	- 50.0%	8	9	+ 12.5%
Median Sales Price*	\$421,000	<b>\$399,000</b>	- 5.2%	\$380,750	<b>\$399,000</b>	+ 4.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.6</b>	--	--	--	--
Cumulative Days on Market Until Sale	11	<b>26</b>	+ 136.4%	191	<b>46</b>	- 75.9%
Percent of Original List Price Received*	102.7%	<b>99.8%</b>	- 2.8%	105.4%	<b>96.2%</b>	- 8.7%
New Listings	0	3	--	8	10	+ 25.0%

\* 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

