

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	12	+ 71.4%	92	76	- 17.4%
Closed Sales	12	9	- 25.0%	96	72	- 25.0%
Median Sales Price*	\$359,250	\$401,000	+ 11.6%	\$375,000	\$389,950	+ 4.0%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	26	34	+ 30.8%
Percent of Original List Price Received*	100.9%	103.8%	+ 2.9%	102.2%	103.3%	+ 1.1%
New Listings	9	11	+ 22.2%	112	86	- 23.2%

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

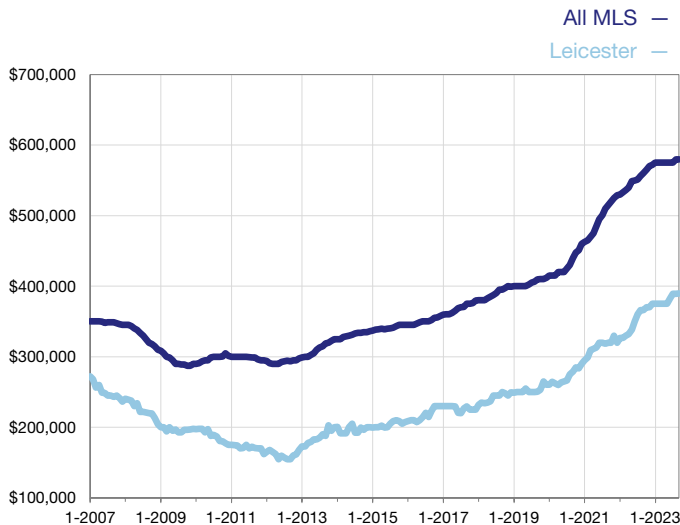
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	9	11	+ 22.2%
Closed Sales	2	1	- 50.0%	10	10	0.0%
Median Sales Price*	\$302,500	\$235,000	- 22.3%	\$379,500	\$397,000	+ 4.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	156	43	- 72.4%
Percent of Original List Price Received*	101.2%	106.8%	+ 5.5%	104.6%	97.2%	- 7.1%
New Listings	1	2	+ 100.0%	9	12	+ 33.3%

* 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

