

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leicester

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	102	86	- 15.7%
Closed Sales	10	9	- 10.0%	106	81	- 23.6%
Median Sales Price*	\$367,500	<b>\$400,000</b>	+ 8.8%	\$375,000	<b>\$390,000</b>	+ 4.0%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	45	35	- 22.2%	28	34	+ 21.4%
Percent of Original List Price Received*	100.3%	<b>102.6%</b>	+ 2.3%	102.0%	<b>103.2%</b>	+ 1.2%
New Listings	16	13	- 18.8%	128	99	- 22.7%

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

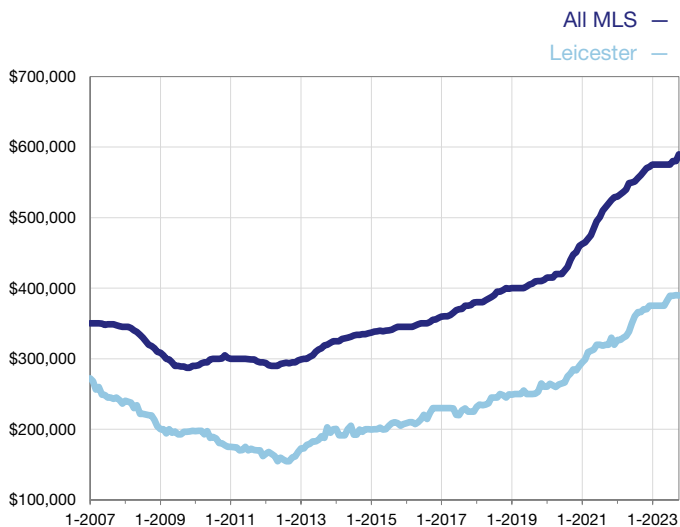
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	11	14	+ 27.3%
Closed Sales	1	1	0.0%	11	11	0.0%
Median Sales Price*	\$207,000	<b>\$556,000</b>	+ 168.6%	\$369,000	<b>\$399,000</b>	+ 8.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	144	41	- 71.5%
Percent of Original List Price Received*	96.3%	<b>94.4%</b>	- 2.0%	103.8%	<b>97.0%</b>	- 6.6%
New Listings	1	4	+ 300.0%	10	16	+ 60.0%

\* 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

