

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	13	+ 18.2%	113	96	- 15.0%
Closed Sales	8	12	+ 50.0%	114	93	- 18.4%
Median Sales Price*	\$367,000	\$410,000	+ 11.7%	\$375,000	\$390,000	+ 4.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	28	33	+ 17.9%
Percent of Original List Price Received*	98.0%	100.6%	+ 2.7%	101.7%	102.9%	+ 1.2%
New Listings	3	11	+ 266.7%	131	109	- 16.8%

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

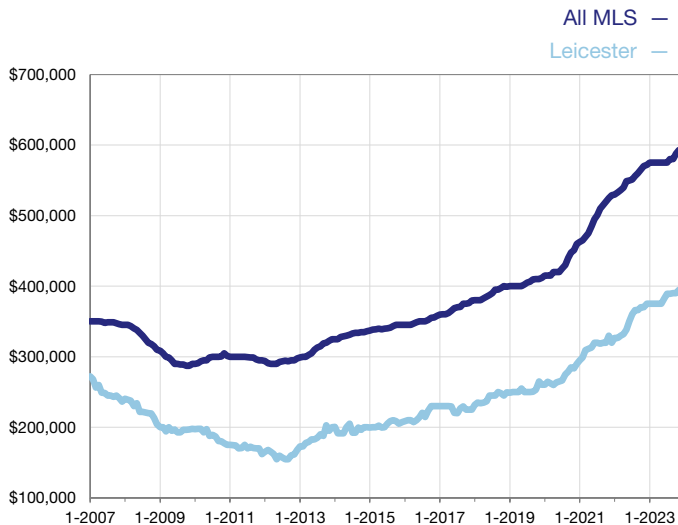
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	12	16	+ 33.3%
Closed Sales	1	5	+ 400.0%	12	16	+ 33.3%
Median Sales Price*	\$215,000	\$461,000	+ 114.4%	\$354,500	\$399,450	+ 12.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	6	12	+ 100.0%	133	32	- 75.9%
Percent of Original List Price Received*	102.4%	100.7%	- 1.7%	103.7%	98.2%	- 5.3%
New Listings	1	1	0.0%	11	17	+ 54.5%

* 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

