

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	122	104	- 14.8%
Closed Sales	14	10	- 28.6%	128	103	- 19.5%
Median Sales Price*	\$398,500	\$449,000	+ 12.7%	\$375,000	\$400,000	+ 6.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	51	29	- 43.1%	31	33	+ 6.5%
Percent of Original List Price Received*	92.9%	98.3%	+ 5.8%	100.7%	102.4%	+ 1.7%
New Listings	3	3	0.0%	134	113	- 15.7%

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

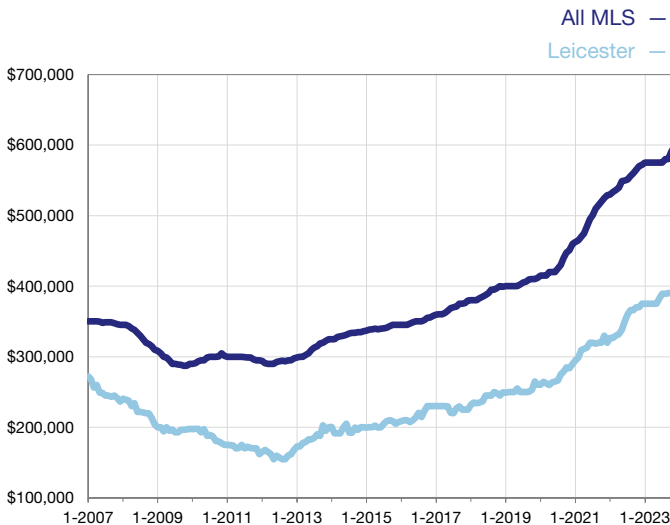
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	12	16	+ 33.3%
Closed Sales	1	1	0.0%	13	17	+ 30.8%
Median Sales Price*	\$205,000	\$510,000	+ 148.8%	\$340,000	\$399,900	+ 17.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	125	32	- 74.4%
Percent of Original List Price Received*	93.8%	100.0%	+ 6.6%	103.0%	98.3%	- 4.6%
New Listings	1	0	- 100.0%	12	17	+ 41.7%

* 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

