

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

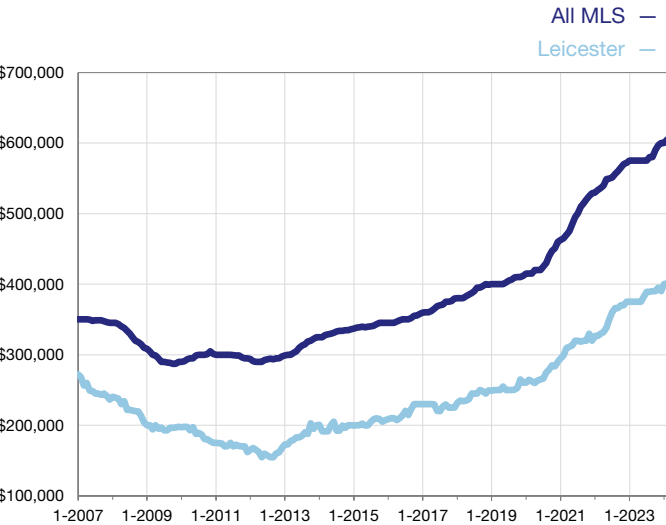
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	12	9	- 25.0%
Closed Sales	7	2	- 71.4%	14	7	- 50.0%
Median Sales Price*	\$355,000	\$370,000	+ 4.2%	\$352,000	\$420,000	+ 19.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	26	- 46.9%	43	23	- 46.5%
Percent of Original List Price Received*	98.1%	96.9%	- 1.2%	97.9%	102.2%	+ 4.4%
New Listings	5	7	+ 40.0%	15	11	- 26.7%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$428,000	\$0	- 100.0%	\$425,250	\$0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	219	0	- 100.0%	132	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	99.1%	0.0%	- 100.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%

* 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

