

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	10	+ 42.9%	26	25	- 3.8%
Closed Sales	8	7	- 12.5%	26	18	- 30.8%
Median Sales Price*	\$373,000	\$385,000	+ 3.2%	\$356,000	\$387,500	+ 8.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	42	15	- 64.3%	47	30	- 36.2%
Percent of Original List Price Received*	100.6%	103.7%	+ 3.1%	98.4%	100.2%	+ 1.8%
New Listings	6	8	+ 33.3%	29	32	+ 10.3%

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

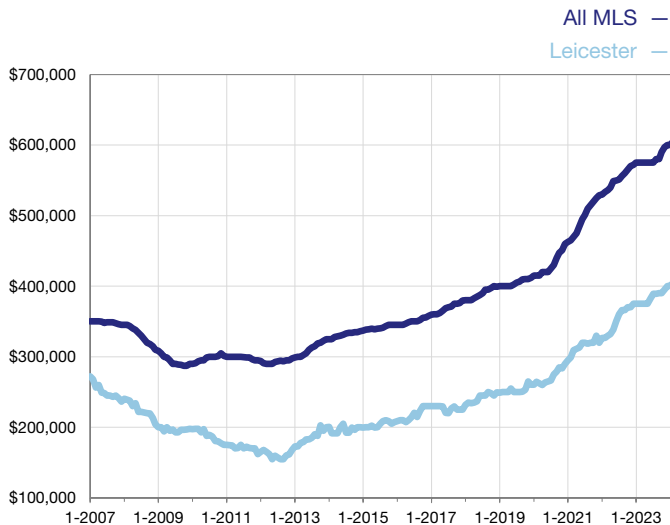
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$130,000	\$0	- 100.0%	\$317,250	\$485,000	+ 52.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	77	92	+ 19.5%
Percent of Original List Price Received*	74.3%	0.0%	- 100.0%	94.0%	87.2%	- 7.2%
New Listings	2	2	0.0%	4	3	- 25.0%

* 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

