

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	8	- 27.3%	37	32	- 13.5%
Closed Sales	6	11	+ 83.3%	32	30	- 6.3%
Median Sales Price*	\$435,000	\$418,000	- 3.9%	\$362,500	\$390,500	+ 7.7%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	65	26	- 60.0%	50	28	- 44.0%
Percent of Original List Price Received*	104.9%	101.6%	- 3.1%	99.6%	101.2%	+ 1.6%
New Listings	17	13	- 23.5%	46	45	- 2.2%

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

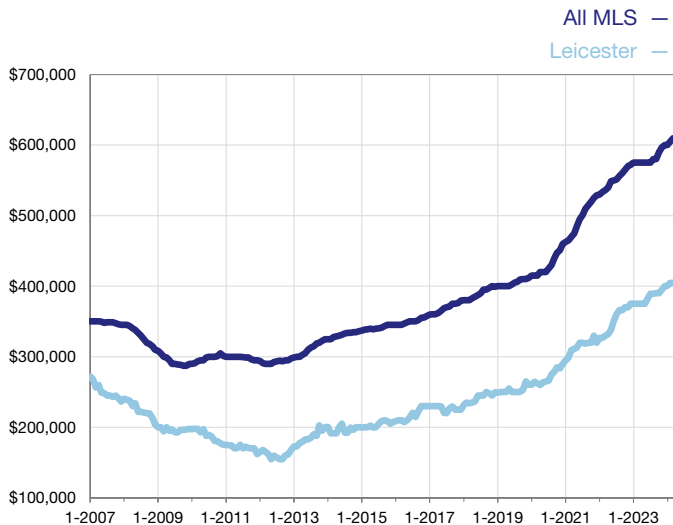
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	7	2	- 71.4%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Median Sales Price*	\$395,000	\$449,900	+ 13.9%	\$395,000	\$467,450	+ 18.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	65	60	- 7.7%
Percent of Original List Price Received*	95.2%	100.0%	+ 5.0%	94.2%	93.6%	- 0.6%
New Listings	2	0	- 100.0%	6	3	- 50.0%

* 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

