

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	13	+ 160.0%	64	68	+ 6.3%
Closed Sales	10	13	+ 30.0%	63	59	- 6.3%
Median Sales Price*	\$387,500	\$380,000	- 1.9%	\$389,900	\$400,000	+ 2.6%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	34	27	- 20.6%
Percent of Original List Price Received*	111.3%	104.6%	- 6.0%	103.2%	102.4%	- 0.8%
New Listings	9	15	+ 66.7%	75	88	+ 17.3%

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

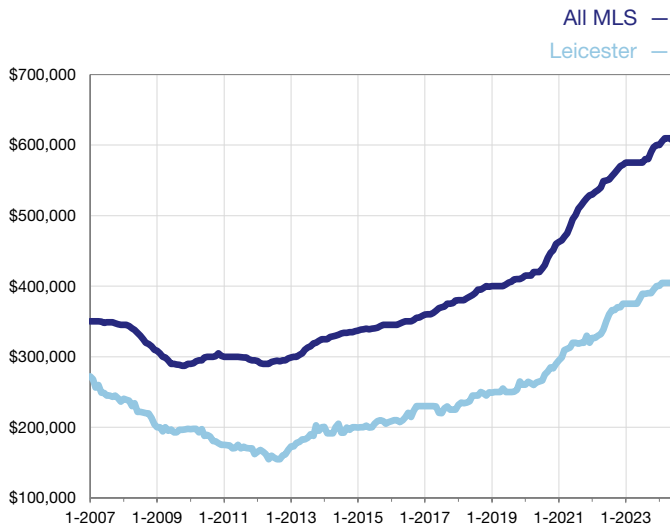
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	9	3	- 66.7%
Closed Sales	1	0	- 100.0%	9	2	- 77.8%
Median Sales Price*	\$399,000	\$0	- 100.0%	\$399,000	\$467,450	+ 17.2%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	46	60	+ 30.4%
Percent of Original List Price Received*	99.8%	0.0%	- 100.0%	96.2%	93.6%	- 2.7%
New Listings	3	3	0.0%	10	8	- 20.0%

* 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

