

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

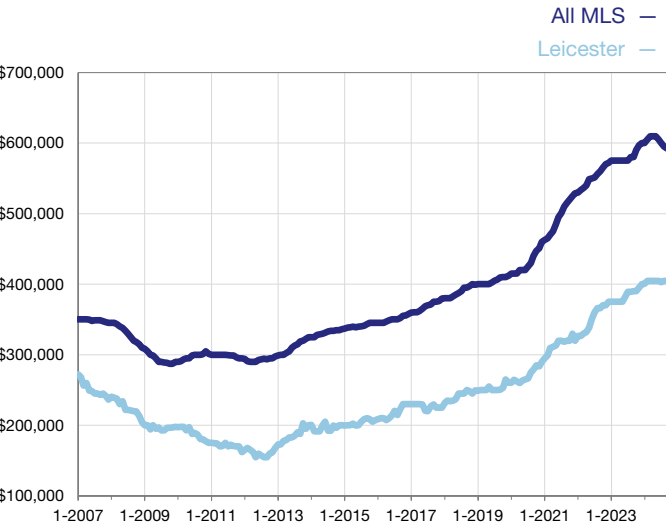
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	14	+ 55.6%	73	78	+ 6.8%
Closed Sales	9	6	- 33.3%	72	65	- 9.7%
Median Sales Price*	\$401,000	\$452,500	+ 12.8%	\$389,950	\$400,000	+ 2.6%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	30	17	- 43.3%	34	26	- 23.5%
Percent of Original List Price Received*	103.8%	105.0%	+ 1.2%	103.3%	102.6%	- 0.7%
New Listings	11	14	+ 27.3%	86	101	+ 17.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	11	6	- 45.5%
Closed Sales	1	2	+ 100.0%	10	4	- 60.0%
Median Sales Price*	\$235,000	\$362,250	+ 54.1%	\$397,000	\$439,700	+ 10.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	56	+ 211.1%	43	58	+ 34.9%
Percent of Original List Price Received*	106.8%	99.8%	- 6.6%	97.2%	96.7%	- 0.5%
New Listings	2	2	0.0%	12	11	- 8.3%

* 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

