

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	10	0.0%	83	86	+ 3.6%
Closed Sales	9	11	+ 22.2%	81	80	- 1.2%
Median Sales Price*	\$400,000	\$449,900	+ 12.5%	\$390,000	\$414,000	+ 6.2%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	34	26	- 23.5%
Percent of Original List Price Received*	102.6%	101.4%	- 1.2%	103.2%	102.5%	- 0.7%
New Listings	13	14	+ 7.7%	99	115	+ 16.2%

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

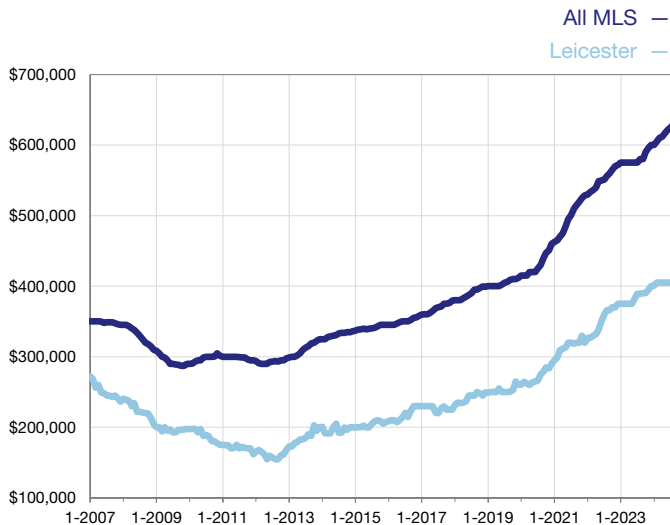
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	13	6	- 53.8%
Closed Sales	1	1	0.0%	11	5	- 54.5%
Median Sales Price*	\$556,000	\$425,000	- 23.6%	\$399,000	\$429,500	+ 7.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	11	- 52.2%	41	49	+ 19.5%
Percent of Original List Price Received*	94.4%	100.0%	+ 5.9%	97.0%	97.4%	+ 0.4%
New Listings	4	0	- 100.0%	16	11	- 31.3%

* 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

