

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

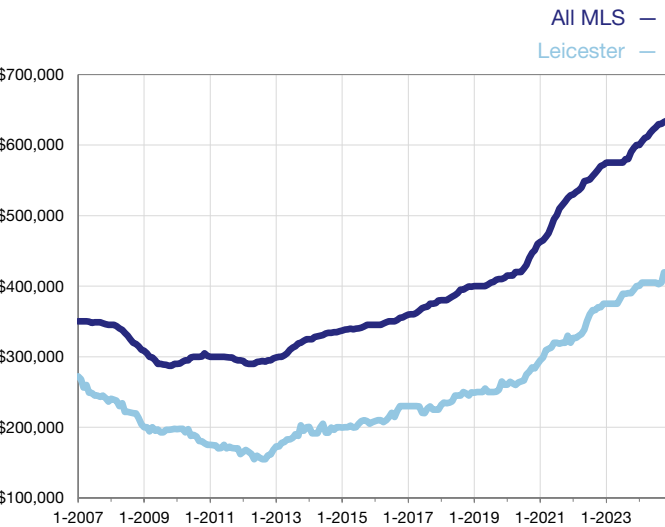
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	10	- 16.7%	95	95	0.0%
Closed Sales	12	9	- 25.0%	93	89	- 4.3%
Median Sales Price*	\$410,000	\$460,000	+ 12.2%	\$390,000	\$420,000	+ 7.7%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	29	50	+ 72.4%	33	28	- 15.2%
Percent of Original List Price Received*	100.6%	98.6%	- 2.0%	102.9%	102.1%	- 0.8%
New Listings	10	11	+ 10.0%	109	125	+ 14.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	16	7	- 56.3%
Closed Sales	5	1	- 80.0%	16	6	- 62.5%
Median Sales Price*	\$461,000	\$167,000	- 63.8%	\$399,450	\$427,250	+ 7.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	66	+ 450.0%	32	52	+ 62.5%
Percent of Original List Price Received*	100.7%	91.8%	- 8.8%	98.2%	96.4%	- 1.8%
New Listings	1	0	- 100.0%	17	11	- 35.3%

* 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

