

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

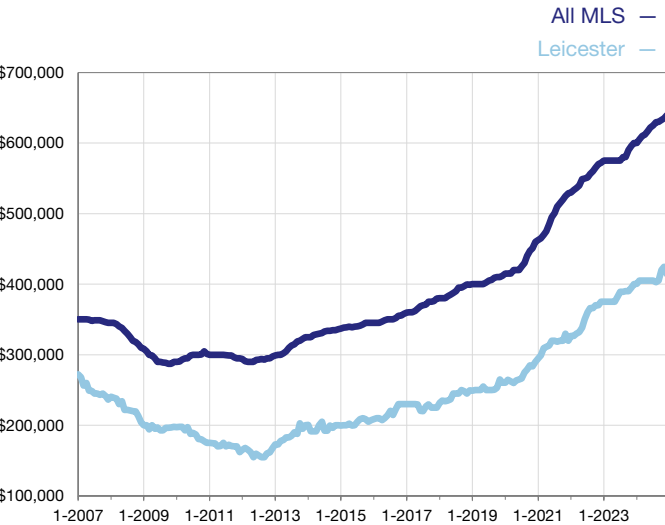
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	101	104	+ 3.0%
Closed Sales	11	8	- 27.3%	104	98	- 5.8%
Median Sales Price*	\$443,000	\$367,500	- 17.0%	\$400,000	\$414,000	+ 3.5%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	33	29	- 12.1%
Percent of Original List Price Received*	99.2%	98.0%	- 1.2%	102.5%	101.7%	- 0.8%
New Listings	3	5	+ 66.7%	112	132	+ 17.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	16	7	- 56.3%
Closed Sales	1	0	- 100.0%	17	6	- 64.7%
Median Sales Price*	\$510,000	\$0	- 100.0%	\$399,900	\$427,250	+ 6.8%
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	28	0	- 100.0%	32	52	+ 62.5%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.3%	96.4%	- 1.9%
New Listings	0	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

