

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leicester

### Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	11	+ 10.0%	55	45	- 18.2%
Closed Sales	10	5	- 50.0%	46	42	- 8.7%
Median Sales Price*	\$430,000	<b>\$415,000</b>	- 3.5%	\$407,500	<b>\$456,500</b>	+ 12.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.4%	27	39	+ 44.4%
Percent of Original List Price Received*	101.2%	<b>103.4%</b>	+ 2.2%	101.8%	<b>99.3%</b>	- 2.5%
New Listings	15	7	- 53.3%	72	56	- 22.2%

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

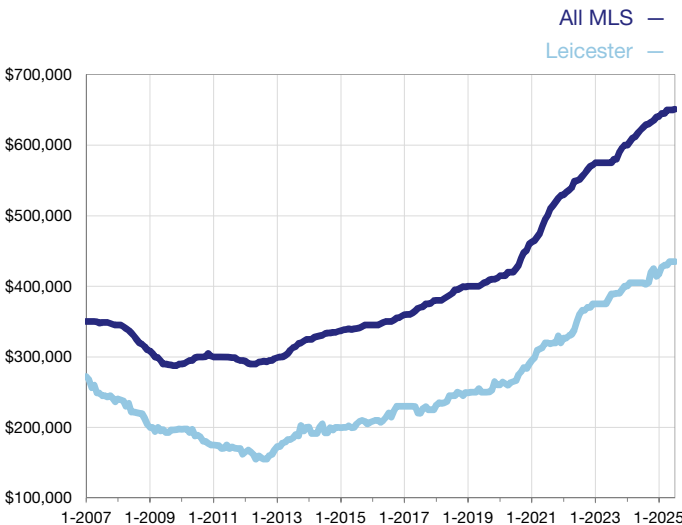
### Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	3	7	+ 133.3%
Closed Sales	0	4	--	2	7	+ 250.0%
Median Sales Price*	\$0	<b>\$408,500</b>	--	\$467,450	<b>\$392,000</b>	- 16.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	0	61	--	60	40	- 33.3%
Percent of Original List Price Received*	0.0%	<b>98.5%</b>	--	93.6%	<b>98.9%</b>	+ 5.7%
New Listings	2	1	- 50.0%	6	7	+ 16.7%

\* 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

