

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	7	- 22.2%	102	77	- 24.5%
Closed Sales	8	5	- 37.5%	98	78	- 20.4%
Median Sales Price*	\$367,500	\$365,000	- 0.7%	\$414,000	\$453,500	+ 9.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	29	49	+ 69.0%
Percent of Original List Price Received*	98.0%	93.1%	- 5.0%	101.7%	98.4%	- 3.2%
New Listings	4	3	- 25.0%	131	94	- 28.2%

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

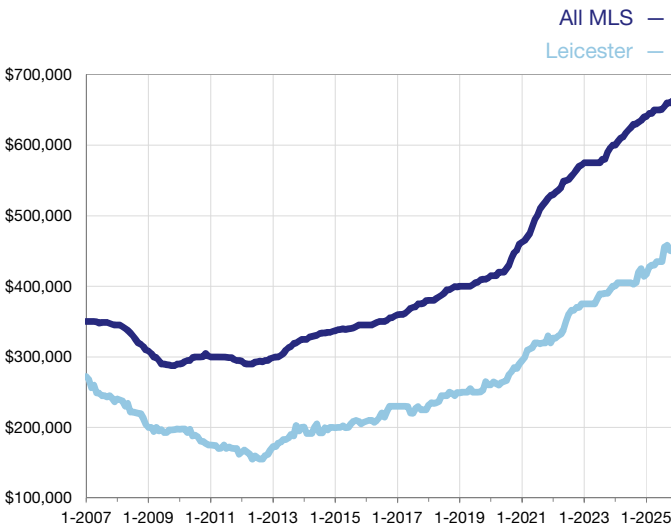
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	7	16	+ 128.6%
Closed Sales	0	2	--	6	14	+ 133.3%
Median Sales Price*	\$0	\$305,500	--	\$427,250	\$376,000	- 12.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	52	33	- 36.5%
Percent of Original List Price Received*	0.0%	98.2%	--	96.4%	100.4%	+ 4.1%
New Listings	0	2	--	11	17	+ 54.5%

* 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

