

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leicester

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	5	- 16.7%	10	10	0.0%
Closed Sales	8	3	- 62.5%	14	7	- 50.0%
Median Sales Price*	\$463,000	<b>\$435,000</b>	- 6.0%	\$463,000	<b>\$415,000</b>	- 10.4%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--
Months Supply of Inventory	1.7	<b>0.3</b>	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	49	<b>48</b>	- 2.0%	43	<b>128</b>	+ 197.7%
Percent of Original List Price Received*	96.5%	<b>105.2%</b>	+ 9.0%	97.3%	<b>96.4%</b>	- 0.9%
New Listings	4	4	0.0%	12	5	- 58.3%

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

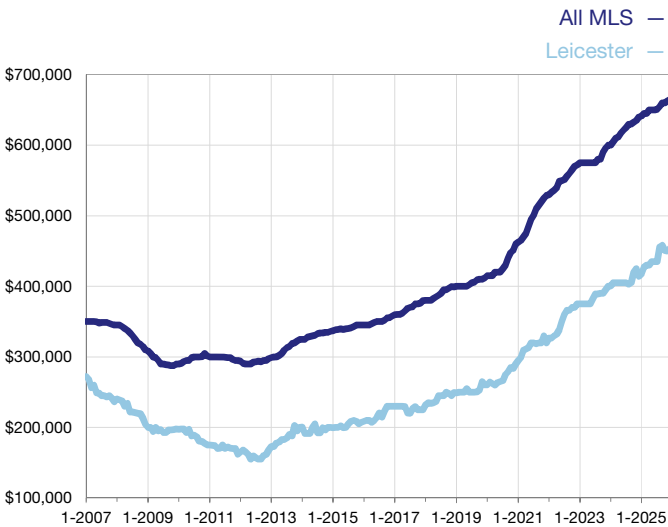
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	<b>\$459,000</b>	--	\$0	<b>\$346,000</b>	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	<b>0.5</b>	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	0	<b>27</b>	--	0	<b>29</b>	--
Percent of Original List Price Received*	0.0%	<b>100.0%</b>	--	0.0%	<b>96.8%</b>	--
New Listings	0	1	--	0	1	--

\* 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

