

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leicester

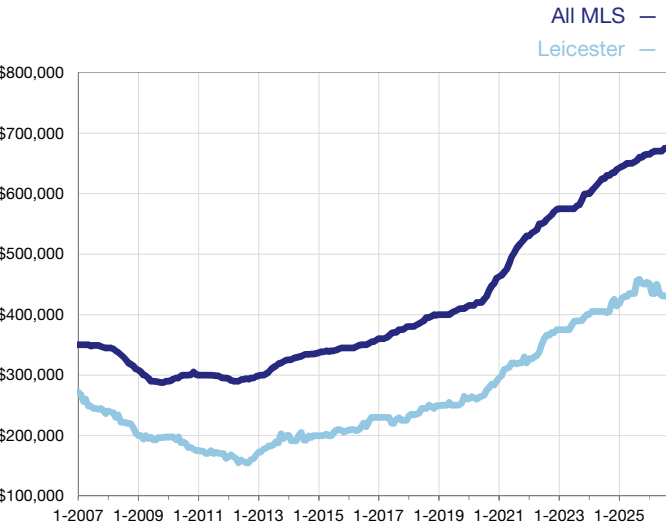
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	50	60	+ 20.0%
Closed Sales	9	10	+ 11.1%	51	52	+ 2.0%
Median Sales Price*	\$500,000	\$439,950	- 12.0%	\$461,000	\$432,500	- 6.2%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	78	26	- 66.7%	46	52	+ 13.0%
Percent of Original List Price Received*	95.9%	103.9%	+ 8.3%	98.7%	101.7%	+ 3.0%
New Listings	11	13	+ 18.2%	66	74	+ 12.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	7	8	+ 14.3%
Closed Sales	0	0	--	7	9	+ 28.6%
Median Sales Price*	\$0	\$0	--	\$392,000	\$427,000	+ 8.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	40	54	+ 35.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.9%	94.1%	- 4.9%
New Listings	0	4	--	7	10	+ 42.9%

* 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

