Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Leicester

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**11**	+ 37.5%	67	**79**	+ 17.9%
Closed Sales	8	**7**	- 12.5%	67	**72**	+ 7.5%
Median Sales Price*	$412,500	**$405,000**	- 1.8%	$455,000	**$439,950**	- 3.3%
Inventory of Homes for Sale	19	**13**	- 31.6%	--	--	--
Months Supply of Inventory	2.7	**1.8**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	48	**47**	- 2.1%	44	**48**	+ 9.1%
Percent of Original List Price Received*	100.5%	**98.6%**	- 1.9%	99.1%	**100.7%**	+ 1.6%
New Listings	11	**8**	- 27.3%	90	**97**	+ 7.8%

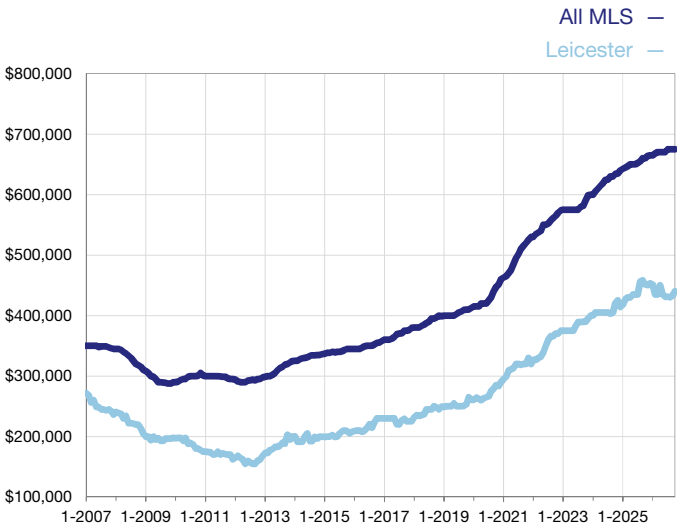
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

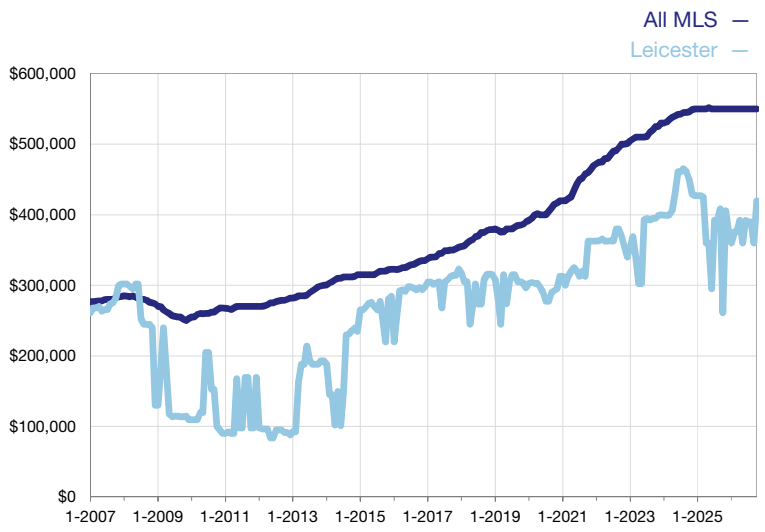
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	11	**9**	- 18.2%
Closed Sales	2	**2**	0.0%	10	**11**	+ 10.0%
Median Sales Price*	$255,650	**$372,000**	+ 45.5%	$326,650	**$427,000**	+ 30.7%
Inventory of Homes for Sale	5	**1**	- 80.0%	--	--	--
Months Supply of Inventory	2.9	**0.6**	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	24	**36**	+ 50.0%	34	**51**	+ 50.0%
Percent of Original List Price Received*	105.8%	**98.5%**	- 6.9%	101.2%	**94.9%**	- 6.2%
New Listings	4	**0**	- 100.0%	15	**10**	- 33.3%

* 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



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