

Leicester 01524

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$423K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

74

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



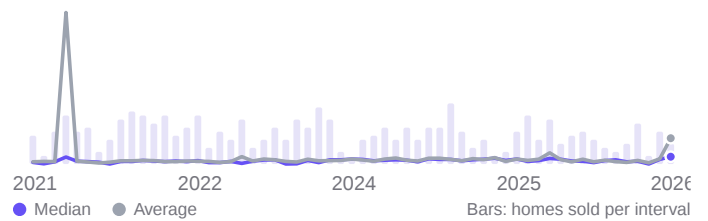
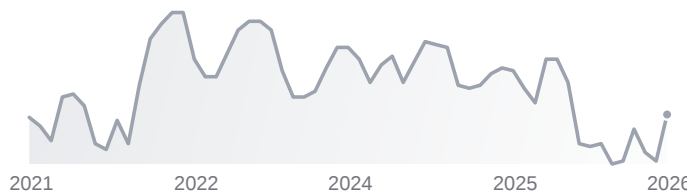
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$585K · Average \$1.5M

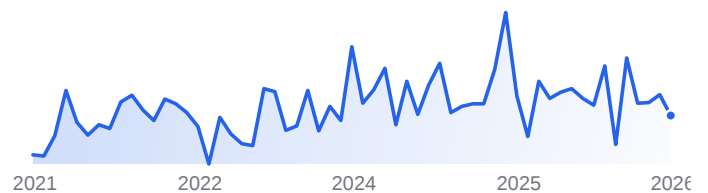
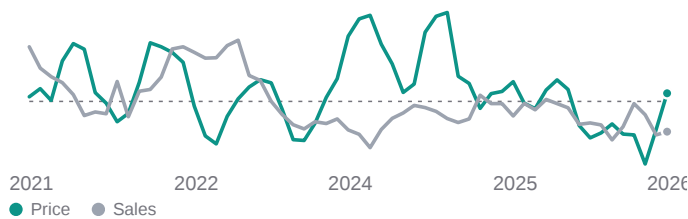


Growth (year over year)

Price +4.3% · Sales -15.9%

Price per square foot

\$223/ft²



Sale premium vs estimated value

+5.6%

Annual turnover (share of homes sold)

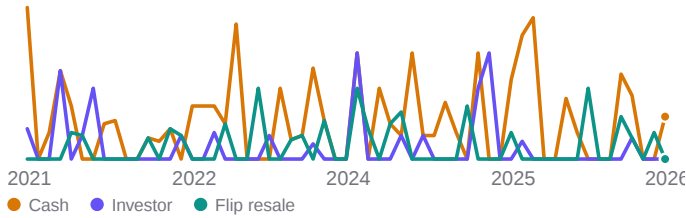
3.2%



BUYERS & OUTCOMES

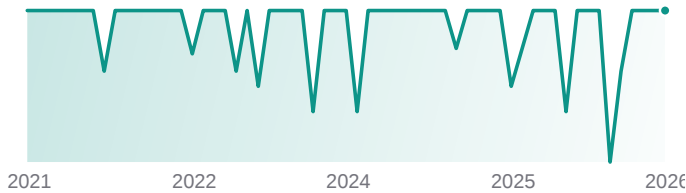
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



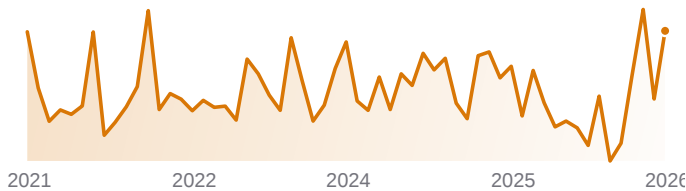
Sellers who sold at a gain

100%

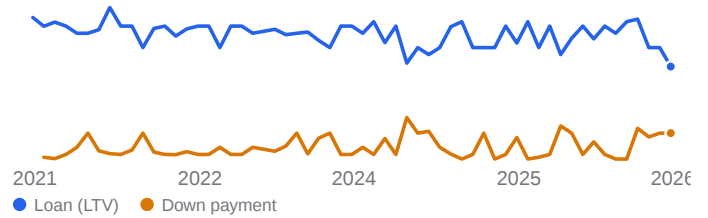


Median annualized return at resale

+9.9%

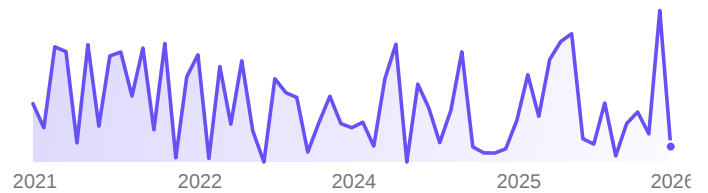


Financing (share of purchase price) Loan (LTV) 67% · Down payment 20%



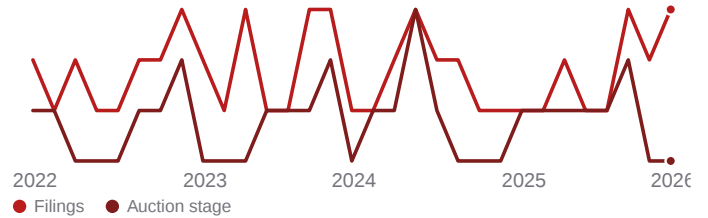
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	2,314
Median value (AVM)	\$439K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1965
Single family	90%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	91%
Company owned	9.5%
Median loan-to-value	48%

Typical ownership tenure

17.4 yrs

COMMUNITY

Population	7,010
Density	413 / mi²
Median household income	\$88K
Average household income	\$111K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	4.2%
Unemployment	1.4%
Average temp	47°F
Annual precip	49 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.