

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	28	24	- 14.3%	223	218	- 2.2%
Closed Sales	44	35	- 20.5%	187	213	+ 13.9%
Median Sales Price*	\$323,750	\$399,000	+ 23.2%	\$310,000	\$380,000	+ 22.6%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	18	- 66.7%	43	26	- 39.5%
Percent of Original List Price Received*	98.8%	103.9%	+ 5.2%	99.4%	104.7%	+ 5.3%
New Listings	30	41	+ 36.7%	242	253	+ 4.5%

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

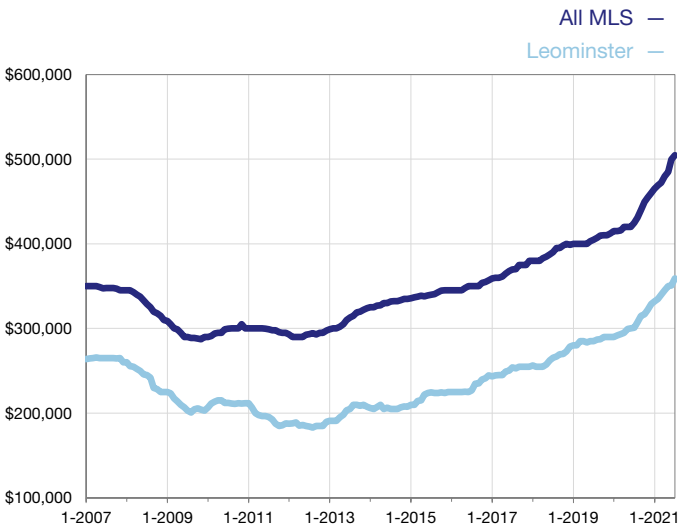
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	11	- 15.4%	73	88	+ 20.5%
Closed Sales	15	15	0.0%	67	78	+ 16.4%
Median Sales Price*	\$180,000	\$255,000	+ 41.7%	\$184,900	\$225,000	+ 21.7%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	34	14	- 58.8%	35	15	- 57.1%
Percent of Original List Price Received*	99.4%	105.5%	+ 6.1%	99.5%	105.6%	+ 6.1%
New Listings	11	14	+ 27.3%	80	95	+ 18.8%

* 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

