

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	48	+ 84.6%	105	123	+ 17.1%
Closed Sales	21	26	+ 23.8%	74	91	+ 23.0%
Median Sales Price*	\$322,500	\$392,500	+ 21.7%	\$290,500	\$379,900	+ 30.8%
Inventory of Homes for Sale	48	15	- 68.8%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	20	38	+ 90.0%	41	36	- 12.2%
Percent of Original List Price Received*	99.8%	105.5%	+ 5.7%	98.5%	103.5%	+ 5.1%
New Listings	34	43	+ 26.5%	130	133	+ 2.3%

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

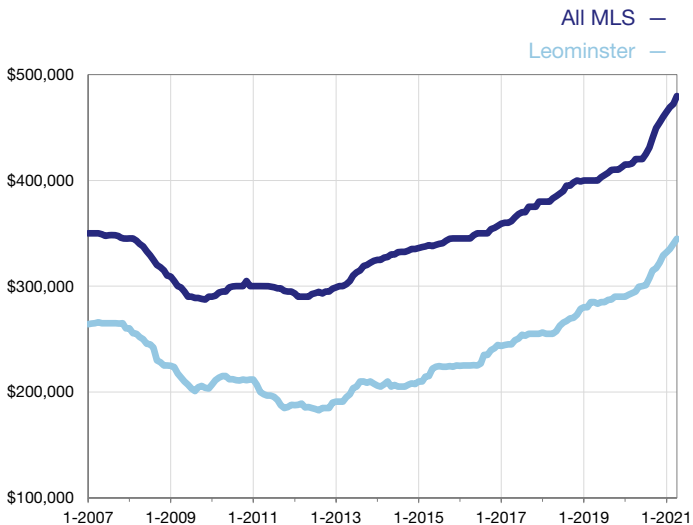
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	8	+ 14.3%	36	43	+ 19.4%
Closed Sales	12	10	- 16.7%	34	36	+ 5.9%
Median Sales Price*	\$214,500	\$222,500	+ 3.7%	\$182,500	\$217,500	+ 19.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	51	9	- 82.4%	41	18	- 56.1%
Percent of Original List Price Received*	101.2%	108.6%	+ 7.3%	99.5%	103.9%	+ 4.4%
New Listings	10	9	- 10.0%	43	42	- 2.3%

* 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

