

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	35	35	0.0%	140	156	+ 11.4%
Closed Sales	30	39	+ 30.0%	104	131	+ 26.0%
Median Sales Price*	\$319,000	\$380,000	+ 19.1%	\$300,000	\$379,900	+ 26.6%
Inventory of Homes for Sale	48	14	- 70.8%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	46	18	- 60.9%	42	30	- 28.6%
Percent of Original List Price Received*	98.5%	105.8%	+ 7.4%	98.5%	104.1%	+ 5.7%
New Listings	39	34	- 12.8%	169	167	- 1.2%

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

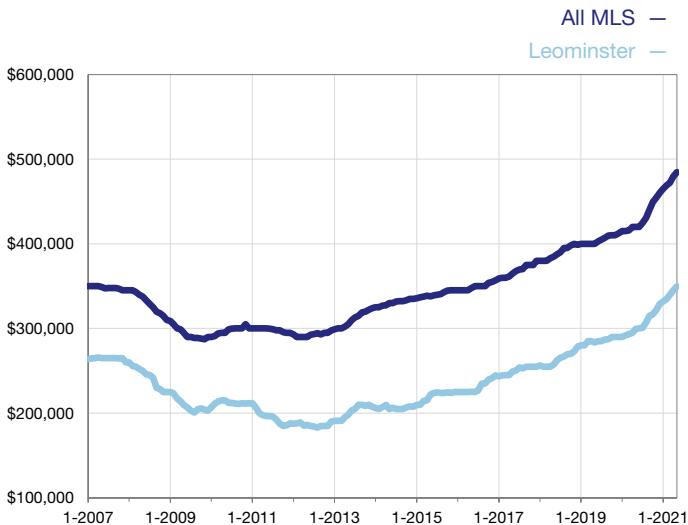
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	21	+ 110.0%	46	63	+ 37.0%
Closed Sales	9	11	+ 22.2%	43	47	+ 9.3%
Median Sales Price*	\$185,000	\$241,500	+ 30.5%	\$185,000	\$230,000	+ 24.3%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	23	10	- 56.5%	37	16	- 56.8%
Percent of Original List Price Received*	99.1%	109.3%	+ 10.3%	99.4%	105.2%	+ 5.8%
New Listings	11	20	+ 81.8%	54	62	+ 14.8%

* 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

