

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	37	25	- 32.4%
Closed Sales	17	11	- 35.3%	45	26	- 42.2%
Median Sales Price*	\$354,000	\$425,000	+ 20.1%	\$377,500	\$416,500	+ 10.3%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	29	29	0.0%
Percent of Original List Price Received*	101.3%	101.3%	0.0%	100.0%	99.4%	- 0.6%
New Listings	19	16	- 15.8%	34	24	- 29.4%

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

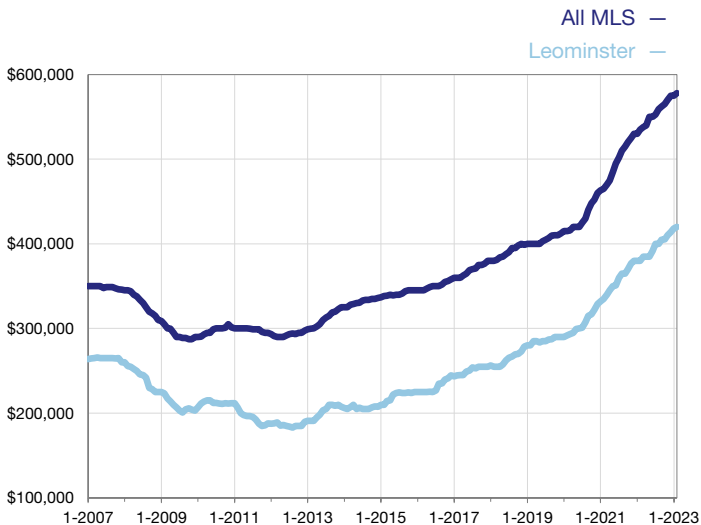
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	16	13	- 18.8%
Closed Sales	6	4	- 33.3%	14	9	- 35.7%
Median Sales Price*	\$232,500	\$201,750	- 13.2%	\$240,000	\$265,000	+ 10.4%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	43	+ 230.8%	25	36	+ 44.0%
Percent of Original List Price Received*	106.8%	95.5%	- 10.6%	104.4%	98.9%	- 5.3%
New Listings	14	8	- 42.9%	20	11	- 45.0%

* 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

