

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	20	+ 11.1%	55	40	- 27.3%
Closed Sales	20	14	- 30.0%	65	40	- 38.5%
Median Sales Price*	\$402,500	\$471,000	+ 17.0%	\$391,000	\$427,500	+ 9.3%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	31	+ 40.9%	26	29	+ 11.5%
Percent of Original List Price Received*	106.0%	103.2%	- 2.6%	101.9%	100.7%	- 1.2%
New Listings	25	16	- 36.0%	59	40	- 32.2%

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

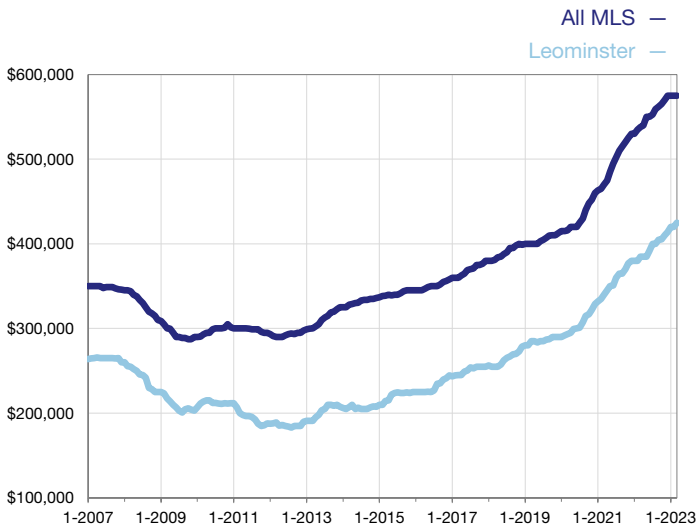
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	26	22	- 15.4%
Closed Sales	13	5	- 61.5%	27	14	- 48.1%
Median Sales Price*	\$235,000	\$228,000	- 3.0%	\$240,000	\$255,000	+ 6.3%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	14	+ 7.7%	19	28	+ 47.4%
Percent of Original List Price Received*	107.3%	104.6%	- 2.5%	105.8%	101.0%	- 4.5%
New Listings	7	12	+ 71.4%	27	23	- 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

