

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	37	- 2.6%	145	107	- 26.2%
Closed Sales	31	16	- 48.4%	135	83	- 38.5%
Median Sales Price*	\$430,000	\$450,000	+ 4.7%	\$405,000	\$430,000	+ 6.2%
Inventory of Homes for Sale	37	25	- 32.4%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	21	24	+ 14.3%
Percent of Original List Price Received*	104.9%	104.9%	0.0%	104.4%	103.3%	- 1.1%
New Listings	40	45	+ 12.5%	169	128	- 24.3%

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

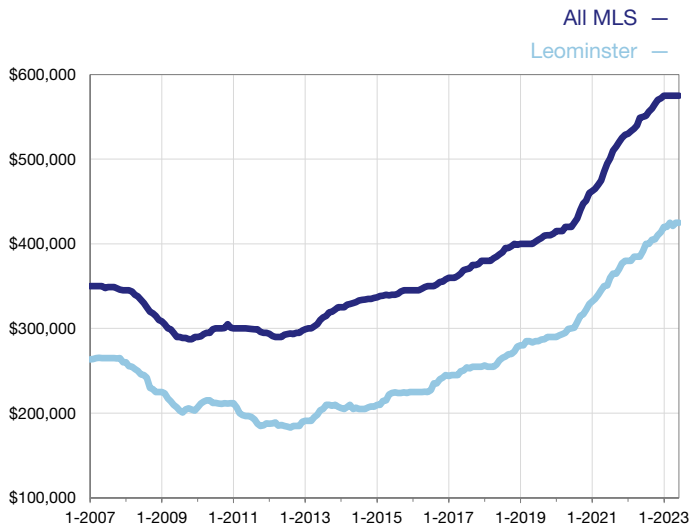
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	58	55	- 5.2%
Closed Sales	12	14	+ 16.7%	57	48	- 15.8%
Median Sales Price*	\$250,000	\$288,600	+ 15.4%	\$245,000	\$262,500	+ 7.1%
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	20	19	- 5.0%	17	20	+ 17.6%
Percent of Original List Price Received*	103.7%	105.2%	+ 1.4%	105.4%	103.3%	- 2.0%
New Listings	11	8	- 27.3%	66	55	- 16.7%

* 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

