

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leominster

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	37	+ 23.3%	175	134	- 23.4%
Closed Sales	33	29	- 12.1%	168	113	- 32.7%
Median Sales Price*	\$456,000	<b>\$481,000</b>	+ 5.5%	\$420,000	<b>\$440,000</b>	+ 4.8%
Inventory of Homes for Sale	45	18	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	21	23	+ 9.5%
Percent of Original List Price Received*	104.4%	105.0%	+ 0.6%	104.4%	103.7%	- 0.7%
New Listings	41	25	- 39.0%	210	153	- 27.1%

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

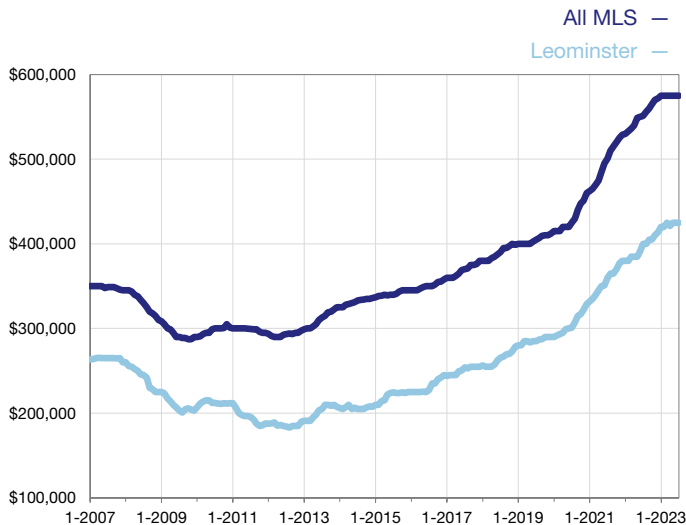
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	74	66	- 10.8%
Closed Sales	13	9	- 30.8%	70	57	- 18.6%
Median Sales Price*	\$255,000	<b>\$275,000</b>	+ 7.8%	\$247,500	<b>\$265,000</b>	+ 7.1%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	16	20	+ 25.0%
Percent of Original List Price Received*	106.4%	100.4%	- 5.6%	105.6%	102.9%	- 2.6%
New Listings	18	8	- 55.6%	84	63	- 25.0%

\* 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

