

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	23	- 41.0%	214	150	- 29.9%
Closed Sales	38	32	- 15.8%	206	146	- 29.1%
Median Sales Price*	\$423,000	\$420,000	- 0.7%	\$420,000	\$436,750	+ 4.0%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	21	24	+ 14.3%
Percent of Original List Price Received*	103.4%	104.3%	+ 0.9%	104.2%	103.8%	- 0.4%
New Listings	33	24	- 27.3%	243	177	- 27.2%

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

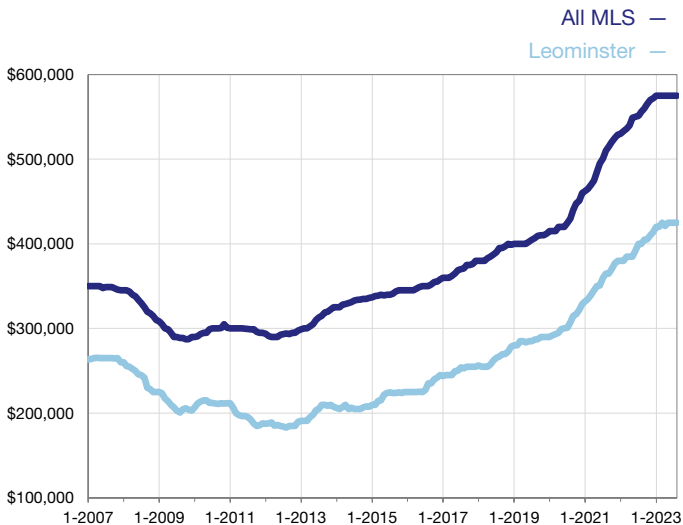
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	10	- 44.4%	92	74	- 19.6%
Closed Sales	15	8	- 46.7%	85	65	- 23.5%
Median Sales Price*	\$249,900	\$234,000	- 6.4%	\$249,000	\$250,000	+ 0.4%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	17	19	+ 11.8%
Percent of Original List Price Received*	102.8%	103.4%	+ 0.6%	105.1%	103.0%	- 2.0%
New Listings	16	12	- 25.0%	100	74	- 26.0%

* 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

