

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	17	- 41.4%	267	190	- 28.8%
Closed Sales	24	18	- 25.0%	265	182	- 31.3%
Median Sales Price*	\$399,250	\$475,000	+ 19.0%	\$420,000	\$440,000	+ 4.8%
Inventory of Homes for Sale	47	25	- 46.8%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	21	24	+ 14.3%
Percent of Original List Price Received*	101.5%	106.2%	+ 4.6%	103.7%	103.9%	+ 0.2%
New Listings	44	26	- 40.9%	311	230	- 26.0%

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

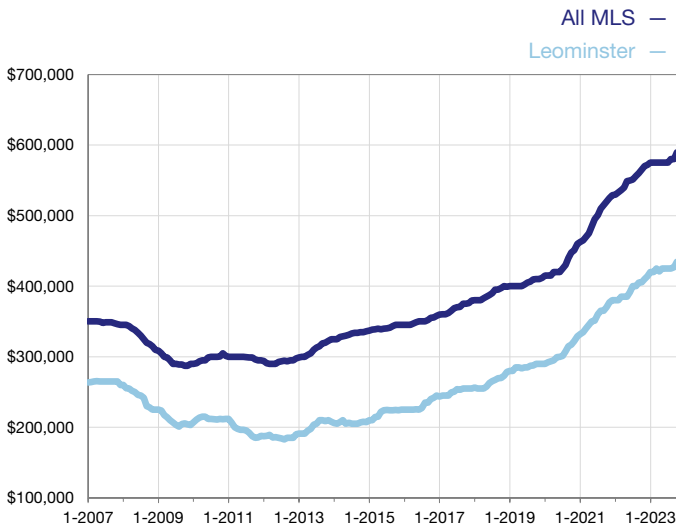
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	111	89	- 19.8%
Closed Sales	10	13	+ 30.0%	112	84	- 25.0%
Median Sales Price*	\$263,500	\$285,000	+ 8.2%	\$250,000	\$271,250	+ 8.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	17	19	+ 11.8%
Percent of Original List Price Received*	102.9%	103.3%	+ 0.4%	104.4%	103.2%	- 1.1%
New Listings	6	7	+ 16.7%	115	93	- 19.1%

* 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

