

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	24	- 4.0%	292	211	- 27.7%
Closed Sales	27	12	- 55.6%	292	195	- 33.2%
Median Sales Price*	\$400,000	\$472,500	+ 18.1%	\$415,500	\$445,000	+ 7.1%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	26	+ 52.9%	21	24	+ 14.3%
Percent of Original List Price Received*	102.0%	101.2%	- 0.8%	103.5%	103.7%	+ 0.2%
New Listings	13	20	+ 53.8%	324	249	- 23.1%

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

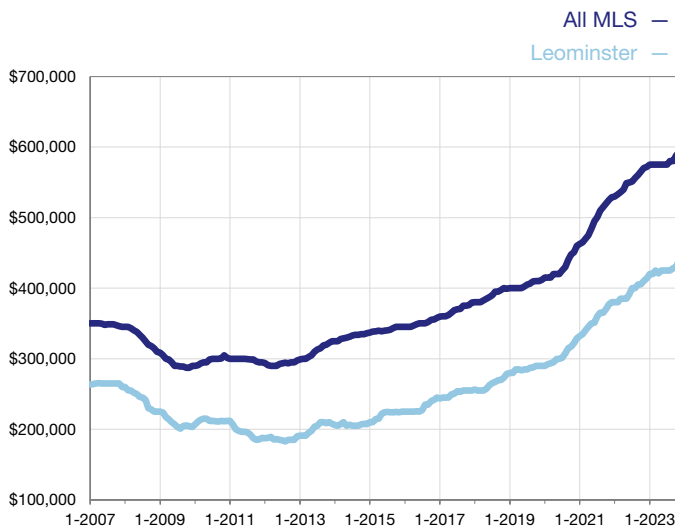
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	115	93	- 19.1%
Closed Sales	7	6	- 14.3%	119	90	- 24.4%
Median Sales Price*	\$220,000	\$277,500	+ 26.1%	\$250,000	\$271,250	+ 8.5%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	17	19	+ 11.8%
Percent of Original List Price Received*	101.9%	104.4%	+ 2.5%	104.2%	103.3%	- 0.9%
New Listings	8	9	+ 12.5%	123	102	- 17.1%

* 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

