

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	17	+ 6.3%	308	226	- 26.6%
Closed Sales	30	31	+ 3.3%	322	226	- 29.8%
Median Sales Price*	\$406,500	\$425,000	+ 4.6%	\$414,000	\$444,000	+ 7.2%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	22	26	+ 18.2%
Percent of Original List Price Received*	98.2%	101.8%	+ 3.7%	103.0%	103.5%	+ 0.5%
New Listings	13	11	- 15.4%	337	261	- 22.6%

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

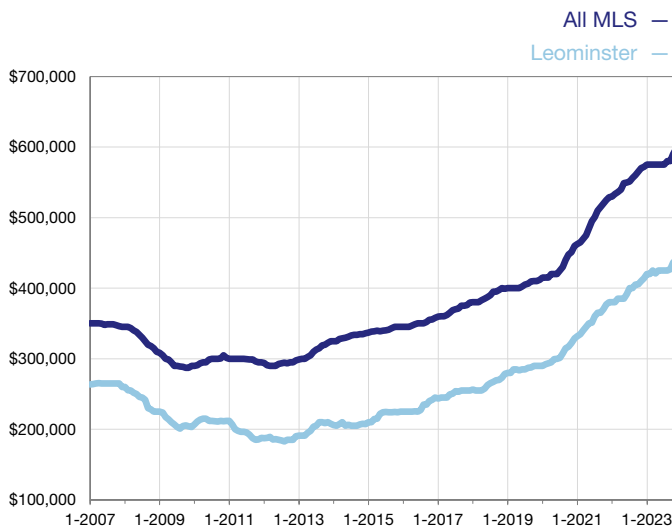
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	121	101	- 16.5%
Closed Sales	8	7	- 12.5%	127	97	- 23.6%
Median Sales Price*	\$262,000	\$220,000	- 16.0%	\$250,000	\$270,000	+ 8.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	18	19	+ 5.6%
Percent of Original List Price Received*	101.3%	99.1%	- 2.2%	104.1%	103.0%	- 1.1%
New Listings	6	6	0.0%	129	108	- 16.3%

* 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

