

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

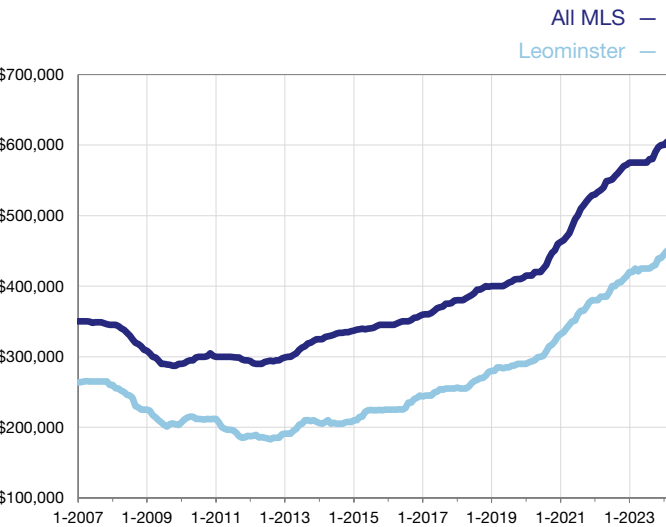
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	20	+ 150.0%	20	28	+ 40.0%
Closed Sales	11	12	+ 9.1%	26	24	- 7.7%
Median Sales Price*	\$425,000	\$432,500	+ 1.8%	\$416,500	\$449,500	+ 7.9%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	29	31	+ 6.9%
Percent of Original List Price Received*	101.3%	98.3%	- 3.0%	99.4%	100.5%	+ 1.1%
New Listings	16	17	+ 6.3%	24	32	+ 33.3%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	6	- 33.3%	11	16	+ 45.5%
Closed Sales	4	6	+ 50.0%	9	16	+ 77.8%
Median Sales Price*	\$201,750	\$234,400	+ 16.2%	\$265,000	\$234,850	- 11.4%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	43	12	- 72.1%	36	21	- 41.7%
Percent of Original List Price Received*	95.5%	104.2%	+ 9.1%	98.9%	101.3%	+ 2.4%
New Listings	8	12	+ 50.0%	11	20	+ 81.8%

* 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

