

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	20	+ 25.0%	51	64	+ 25.5%
Closed Sales	13	16	+ 23.1%	53	51	- 3.8%
Median Sales Price*	\$375,000	\$396,500	+ 5.7%	\$405,000	\$449,000	+ 10.9%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	27	32	+ 18.5%
Percent of Original List Price Received*	108.3%	101.2%	- 6.6%	102.6%	100.7%	- 1.9%
New Listings	21	18	- 14.3%	60	68	+ 13.3%

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

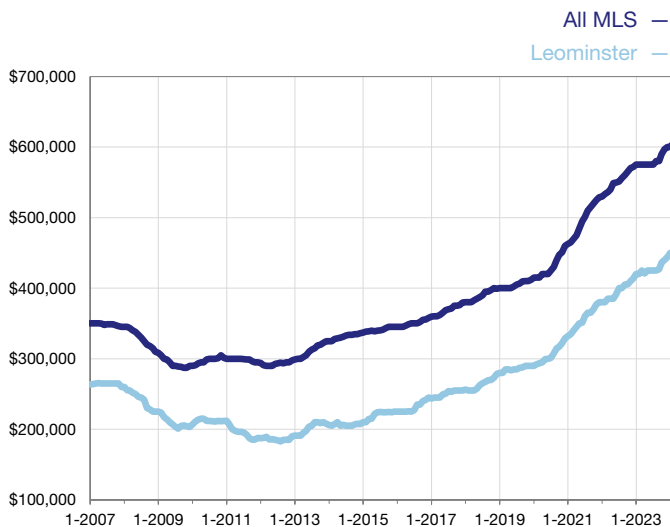
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	11	+ 22.2%	28	38	+ 35.7%
Closed Sales	8	12	+ 50.0%	22	35	+ 59.1%
Median Sales Price*	\$212,495	\$305,000	+ 43.5%	\$240,000	\$278,100	+ 15.9%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	24	21	- 12.5%
Percent of Original List Price Received*	102.9%	104.9%	+ 1.9%	101.6%	102.5%	+ 0.9%
New Listings	10	9	- 10.0%	33	36	+ 9.1%

* 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

