

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

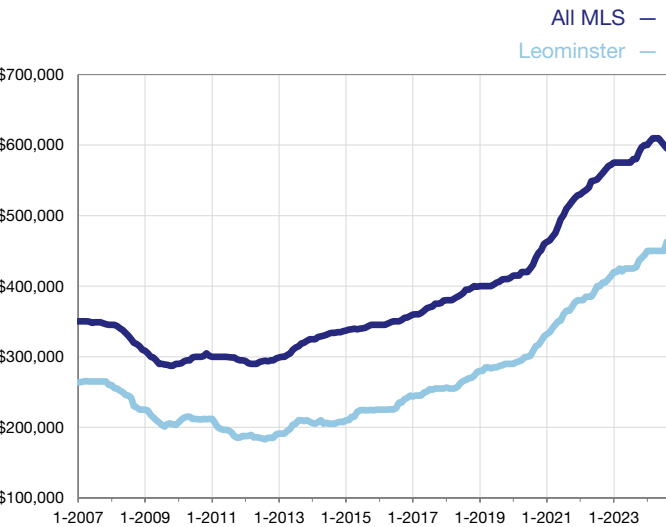
| Single-Family Properties | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 22 | 27 | + 22.7% | 148 | 163 | + 10.1% |
| Closed Sales | 32 | 24 | - 25.0% | 146 | 147 | + 0.7% |
| Median Sales Price* | \$420,000 | \$482,500 | + 14.9% | \$436,750 | \$475,000 | + 8.8% |
| Inventory of Homes for Sale | 29 | 24 | - 17.2% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.2 | - 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 17 | - 34.6% | 24 | 27 | + 12.5% |
| Percent of Original List Price Received* | 104.3% | 104.5% | + 0.2% | 103.8% | 103.0% | - 0.8% |
| New Listings | 23 | 26 | + 13.0% | 176 | 180 | + 2.3% |

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

| Condominium Properties | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 7 | 12 | + 71.4% | 71 | 77 | + 8.5% |
| Closed Sales | 8 | 11 | + 37.5% | 66 | 70 | + 6.1% |
| Median Sales Price* | \$234,000 | \$320,000 | + 36.8% | \$247,500 | \$287,500 | + 16.2% |
| Inventory of Homes for Sale | 8 | 7 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.8 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 22 | + 69.2% | 20 | 21 | + 5.0% |
| Percent of Original List Price Received* | 103.4% | 102.1% | - 1.3% | 102.8% | 102.8% | 0.0% |
| New Listings | 12 | 11 | - 8.3% | 75 | 78 | + 4.0% |

* 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

