

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

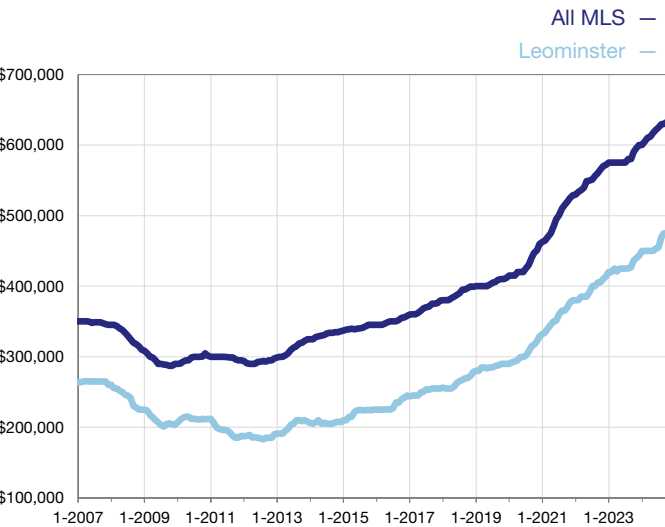
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	35	+ 150.0%	187	213	+ 13.9%
Closed Sales	19	19	0.0%	183	192	+ 4.9%
Median Sales Price*	\$485,000	\$485,000	0.0%	\$440,000	\$477,500	+ 8.5%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	23	37	+ 60.9%	23	28	+ 21.7%
Percent of Original List Price Received*	106.3%	99.8%	- 6.1%	103.9%	102.5%	- 1.3%
New Listings	25	22	- 12.0%	230	234	+ 1.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	85	101	+ 18.8%
Closed Sales	13	12	- 7.7%	85	94	+ 10.6%
Median Sales Price*	\$285,000	\$318,750	+ 11.8%	\$270,000	\$299,950	+ 11.1%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	19	20	+ 5.3%
Percent of Original List Price Received*	103.3%	102.6%	- 0.7%	103.1%	103.1%	0.0%
New Listings	7	9	+ 28.6%	93	99	+ 6.5%

* 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

