

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

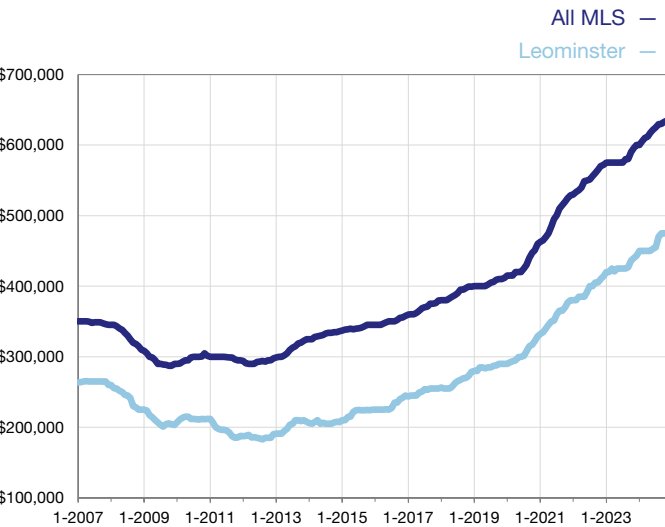
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	19	- 13.6%	209	227	+ 8.6%
Closed Sales	12	29	+ 141.7%	195	221	+ 13.3%
Median Sales Price*	\$472,500	\$456,000	- 3.5%	\$445,000	\$475,000	+ 6.7%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	26	40	+ 53.8%	24	29	+ 20.8%
Percent of Original List Price Received*	101.2%	99.9%	- 1.3%	103.7%	102.2%	- 1.4%
New Listings	20	16	- 20.0%	250	249	- 0.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	91	102	+ 12.1%
Closed Sales	6	11	+ 83.3%	91	105	+ 15.4%
Median Sales Price*	\$277,500	\$290,000	+ 4.5%	\$270,000	\$299,900	+ 11.1%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	1.6	0.3	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	19	20	+ 5.3%
Percent of Original List Price Received*	104.4%	101.1%	- 3.2%	103.2%	102.9%	- 0.3%
New Listings	9	2	- 77.8%	102	101	- 1.0%

* 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

