

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Leominster

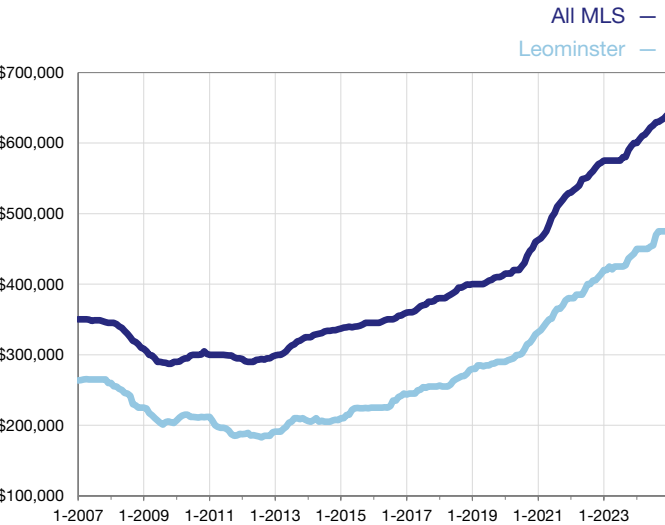
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	18	+ 20.0%	224	242	+ 8.0%
Closed Sales	32	16	- 50.0%	227	238	+ 4.8%
Median Sales Price*	\$425,000	\$484,500	+ 14.0%	\$443,000	\$475,000	+ 7.2%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	38	38	0.0%	26	30	+ 15.4%
Percent of Original List Price Received*	101.8%	99.1%	- 2.7%	103.5%	102.0%	- 1.4%
New Listings	11	16	+ 45.5%	261	265	+ 1.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	100	111	+ 11.0%
Closed Sales	7	3	- 57.1%	98	108	+ 10.2%
Median Sales Price*	\$220,000	\$300,000	+ 36.4%	\$267,500	\$299,950	+ 12.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	19	20	+ 5.3%
Percent of Original List Price Received*	99.1%	101.3%	+ 2.2%	102.9%	102.8%	- 0.1%
New Listings	6	11	+ 83.3%	108	112	+ 3.7%

\* 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

