

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	25	27	+ 8.0%	82	108	+ 31.7%
Closed Sales	21	22	+ 4.8%	73	92	+ 26.0%
Median Sales Price*	\$445,000	\$471,000	+ 5.8%	\$449,000	\$461,250	+ 2.7%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	31	32	+ 3.2%
Percent of Original List Price Received*	103.2%	101.5%	- 1.6%	101.4%	100.9%	- 0.5%
New Listings	25	31	+ 24.0%	93	130	+ 39.8%

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

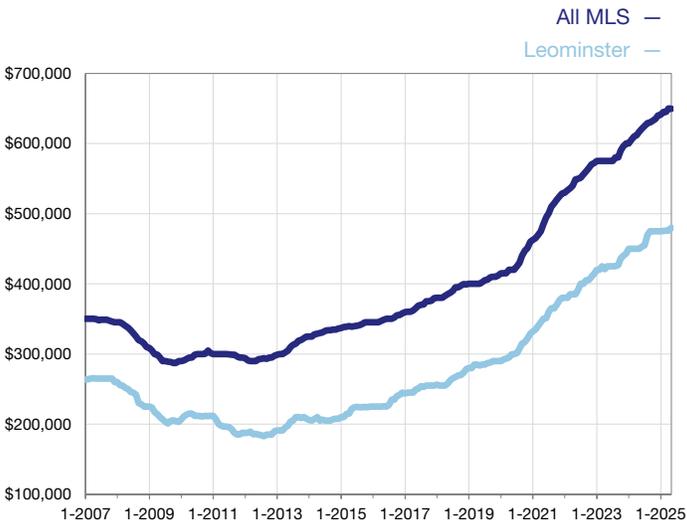
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	6	- 14.3%	45	36	- 20.0%
Closed Sales	8	7	- 12.5%	43	34	- 20.9%
Median Sales Price*	\$335,000	\$325,000	- 3.0%	\$285,000	\$320,750	+ 12.5%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	21	28	+ 33.3%
Percent of Original List Price Received*	105.3%	101.4%	- 3.7%	103.0%	100.4%	- 2.5%
New Listings	11	13	+ 18.2%	47	42	- 10.6%

* 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

