

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Leominster

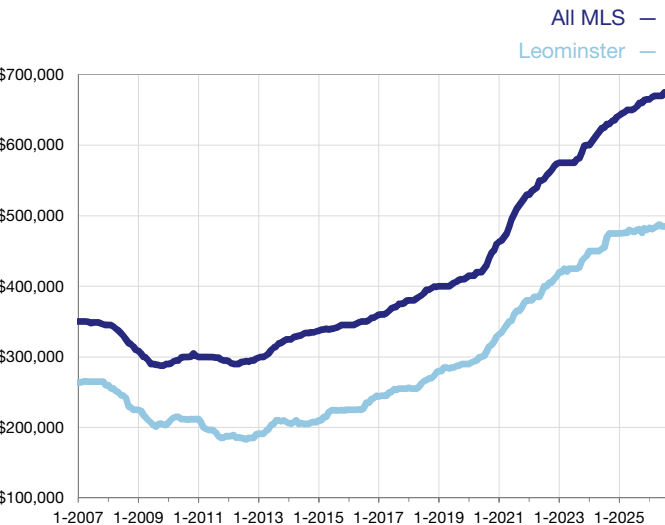
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	26	+ 52.9%	174	146	- 16.1%
Closed Sales	26	26	0.0%	170	136	- 20.0%
Median Sales Price*	\$511,500	\$495,000	- 3.2%	\$481,000	\$487,500	+ 1.4%
Inventory of Homes for Sale	30	48	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	2.6	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	28	38	+ 35.7%
Percent of Original List Price Received*	101.7%	100.9%	- 0.8%	101.7%	101.1%	- 0.6%
New Listings	17	29	+ 70.6%	200	202	+ 1.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	7	- 50.0%	67	59	- 11.9%
Closed Sales	12	8	- 33.3%	62	55	- 11.3%
Median Sales Price*	\$314,500	\$314,500	0.0%	\$313,500	\$299,000	- 4.6%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	26	50	+ 92.3%
Percent of Original List Price Received*	98.6%	102.3%	+ 3.8%	99.9%	99.0%	- 0.9%
New Listings	12	7	- 41.7%	77	71	- 7.8%

* 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

