

# Leominster

City · MA · Massachusetts > Worcester County

BALANCED MARKET

**\$462K**

MEDIAN SALE PRICE

**+0.4%**

1-YR CHANGE

**392**

SALES (12 MO)

**\$454K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



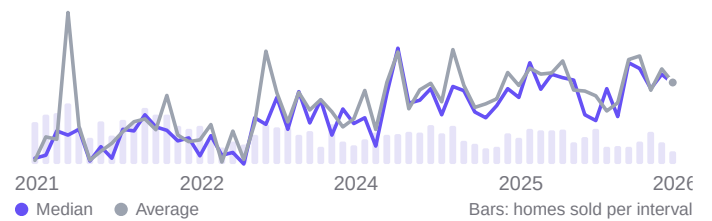
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$460K · Average \$461K

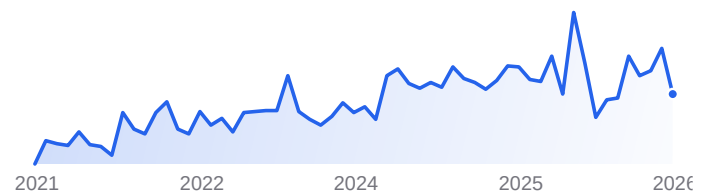
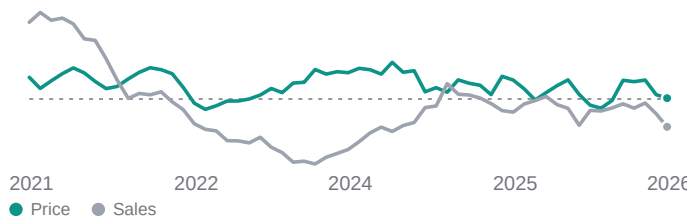


Growth (year over year)

Price +0.4% · Sales -14.0%

Price per square foot

\$273/ft<sup>2</sup>

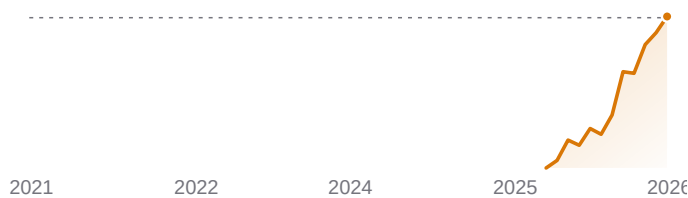


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

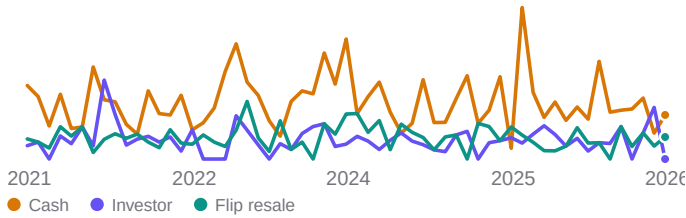
3.3%



## BUYERS & OUTCOMES

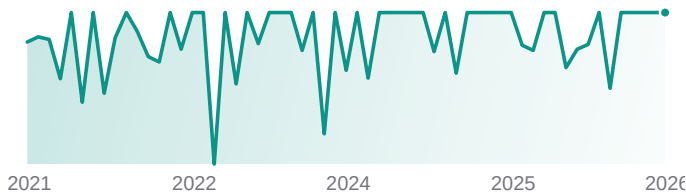
### Buyer mix

Cash 12% · Investor 0% · Flip resale 5.9%



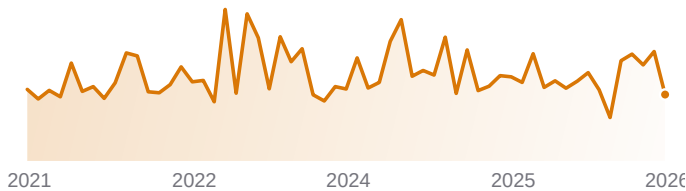
### Sellers who sold at a gain

100%

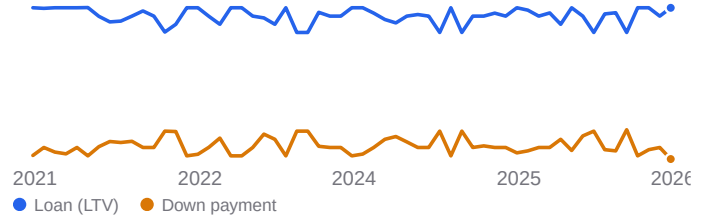


### Median annualized return at resale

+4.8%

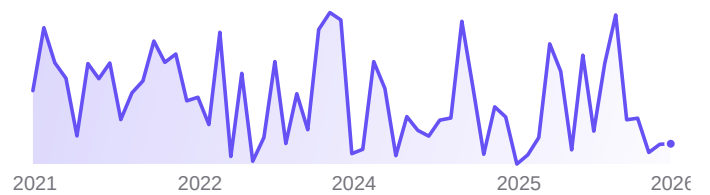


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



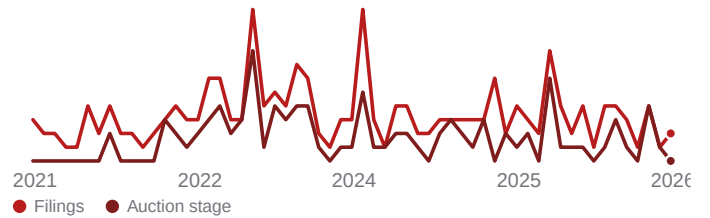
### Typical hold before selling

5.5 yrs



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,771    |
| Median value (AVM) | \$454K    |
| Median size        | 1,524 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1965      |
| Single family      | 71%       |
| Condos             | 16%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 86%  |
| Company owned                 | 9.8% |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**13.4 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>44,861</b>                 |
| Density                          | <b>1,556 / mi<sup>2</sup></b> |
| Median household income          | <b>\$74K</b>                  |
| Average household income         | <b>\$106K</b>                 |
| Crime index (US avg 100)         | <b>106</b>                    |
| Air pollution index (US avg 100) | <b>98</b>                     |
| Earthquake index (US avg 100)    | <b>69</b>                     |
| Homes occupied                   | <b>96%</b>                    |
| Bachelor's or higher             | <b>21%</b>                    |
| Poverty rate                     | <b>9.6%</b>                   |
| Unemployment                     | <b>1.3%</b>                   |
| Average temp                     | <b>47°F</b>                   |
| Annual precip                    | <b>49 in</b>                  |
| Sunshine                         | <b>50%</b>                    |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.