

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	27	44	+ 63.0%	323	341	+ 5.6%
Closed Sales	37	37	0.0%	321	287	- 10.6%
Median Sales Price*	\$216,000	\$268,000	+ 24.1%	\$230,500	\$252,000	+ 9.3%
Inventory of Homes for Sale	90	52	- 42.2%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	42	41	- 2.4%	52	41	- 21.2%
Percent of Original List Price Received*	97.1%	101.9%	+ 4.9%	97.9%	100.0%	+ 2.1%
New Listings	38	61	+ 60.5%	389	401	+ 3.1%

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

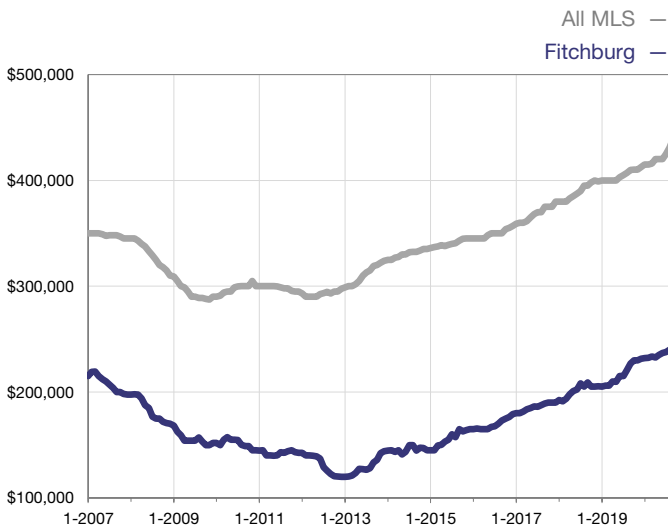
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	12	+ 9.1%	61	64	+ 4.9%
Closed Sales	3	7	+ 133.3%	49	52	+ 6.1%
Median Sales Price*	\$229,900	\$270,000	+ 17.4%	\$202,500	\$225,500	+ 11.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	36	- 29.4%	48	35	- 27.1%
Percent of Original List Price Received*	95.6%	99.4%	+ 4.0%	98.3%	100.5%	+ 2.2%
New Listings	6	13	+ 116.7%	72	79	+ 9.7%

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

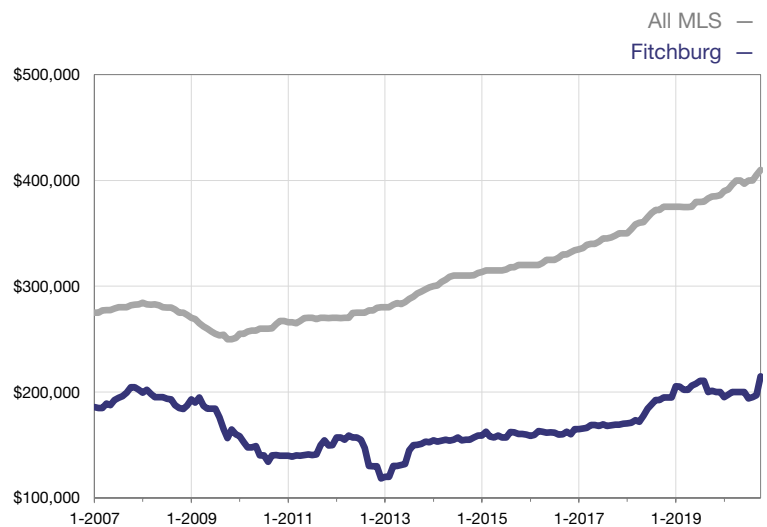
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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