

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	39	31	- 20.5%	162	169	+ 4.3%
Closed Sales	30	38	+ 26.7%	141	159	+ 12.8%
Median Sales Price*	\$250,500	\$320,000	+ 27.7%	\$239,000	\$290,000	+ 21.3%
Inventory of Homes for Sale	46	23	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	51	28	- 45.1%
Percent of Original List Price Received*	104.3%	106.9%	+ 2.5%	97.9%	105.5%	+ 7.8%
New Listings	40	35	- 12.5%	187	178	- 4.8%

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

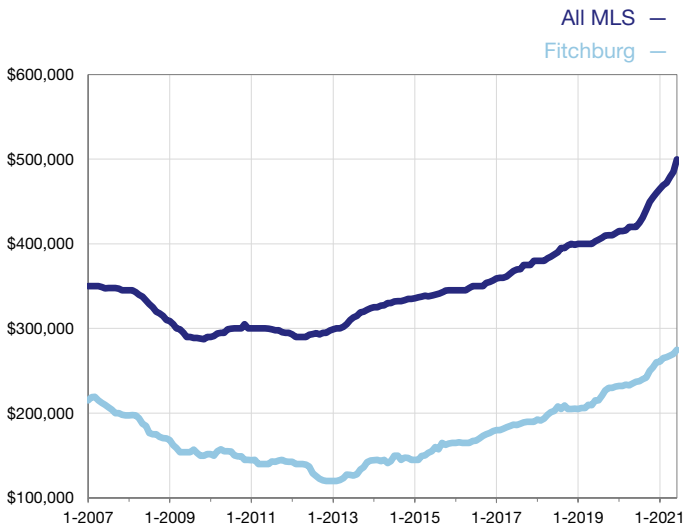
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	10	+ 150.0%	33	38	+ 15.2%
Closed Sales	8	6	- 25.0%	28	27	- 3.6%
Median Sales Price*	\$197,750	\$242,500	+ 22.6%	\$199,700	\$235,000	+ 17.7%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.8%	50	42	- 16.0%
Percent of Original List Price Received*	100.3%	103.6%	+ 3.3%	99.8%	101.2%	+ 1.4%
New Listings	5	13	+ 160.0%	40	40	0.0%

* 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

