

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	25	0.0%	367	357	- 2.7%
Closed Sales	40	31	- 22.5%	372	360	- 3.2%
Median Sales Price*	\$310,000	\$330,000	+ 6.5%	\$309,950	\$338,000	+ 9.0%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	26	28	+ 7.7%
Percent of Original List Price Received*	104.4%	101.8%	- 2.5%	105.0%	103.1%	- 1.8%
New Listings	23	14	- 39.1%	405	404	- 0.2%

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

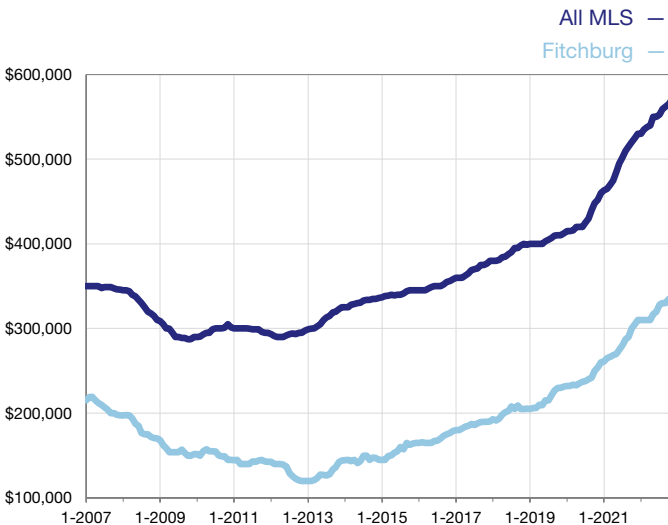
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	5	- 16.7%	74	59	- 20.3%
Closed Sales	5	8	+ 60.0%	72	61	- 15.3%
Median Sales Price*	\$269,900	\$290,000	+ 7.4%	\$253,000	\$295,000	+ 16.6%
Inventory of Homes for Sale	1	10	+ 900.0%	--	--	--
Months Supply of Inventory	0.2	2.0	+ 900.0%	--	--	--
Cumulative Days on Market Until Sale	56	38	- 32.1%	29	21	- 27.6%
Percent of Original List Price Received*	99.7%	98.5%	- 1.2%	101.4%	102.8%	+ 1.4%
New Listings	4	2	- 50.0%	76	73	- 3.9%

* 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

