

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	23	- 11.5%	26	23	- 11.5%
Closed Sales	20	20	0.0%	20	20	0.0%
Median Sales Price*	\$282,500	\$309,000	+ 9.4%	\$282,500	\$309,000	+ 9.4%
Inventory of Homes for Sale	27	25	- 7.4%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	33	40	+ 21.2%
Percent of Original List Price Received*	101.7%	97.4%	- 4.2%	101.7%	97.4%	- 4.2%
New Listings	16	16	0.0%	16	16	0.0%

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

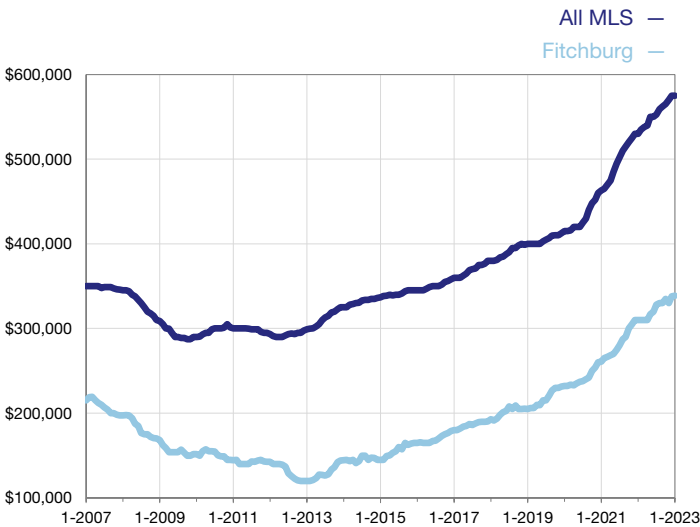
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$275,000	\$302,250	+ 9.9%	\$275,000	\$302,250	+ 9.9%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	26	22	- 15.4%	26	22	- 15.4%
Percent of Original List Price Received*	99.2%	96.2%	- 3.0%	99.2%	96.2%	- 3.0%
New Listings	2	5	+ 150.0%	2	5	+ 150.0%

\* 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

