

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	38	43	+ 13.2%	240	237	- 1.3%
Closed Sales	51	35	- 31.4%	211	197	- 6.6%
Median Sales Price*	\$227,500	\$230,000	+ 1.1%	\$213,250	\$229,000	+ 7.4%
Inventory of Homes for Sale	105	67	- 36.2%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	27	41	+ 51.9%	53	56	+ 5.7%
Percent of Original List Price Received*	99.2%	100.4%	+ 1.2%	98.9%	97.7%	- 1.2%
New Listings	49	45	- 8.2%	313	273	- 12.8%

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

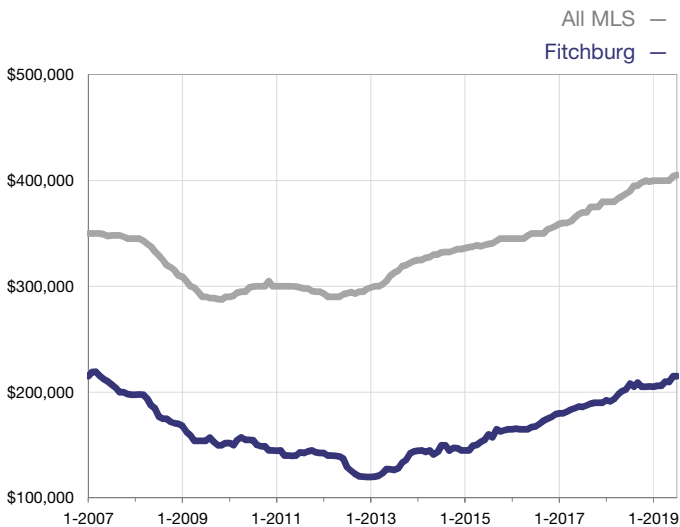
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	8	+ 14.3%	47	37	- 21.3%
Closed Sales	6	8	+ 33.3%	44	31	- 29.5%
Median Sales Price*	\$209,950	\$224,000	+ 6.7%	\$191,000	\$220,500	+ 15.4%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	50	66	+ 32.0%	68	47	- 30.9%
Percent of Original List Price Received*	100.4%	98.4%	- 2.0%	96.7%	99.1%	+ 2.5%
New Listings	9	9	0.0%	52	45	- 13.5%

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

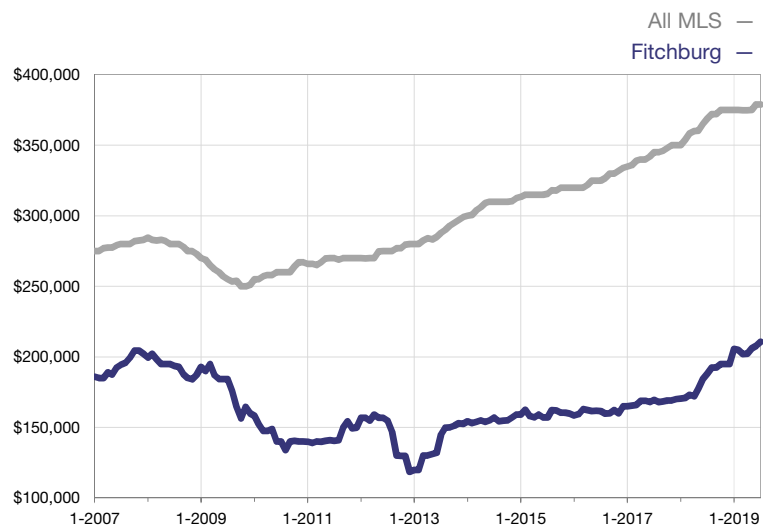
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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