

# Local Market Update – April 2021

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## Fitchburg

### Single-Family Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 32        | 40               | + 25.0% | 94           | 112              | + 19.1% |
| Closed Sales                             | 17        | 20               | + 17.6% | 79           | 89               | + 12.7% |
| Median Sales Price*                      | \$259,900 | <b>\$274,000</b> | + 5.4%  | \$227,000    | <b>\$270,000</b> | + 18.9% |
| Inventory of Homes for Sale              | 47        | 23               | - 51.1% | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 0.7              | - 56.3% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 34        | 34               | 0.0%    | 64           | 33               | - 48.4% |
| Percent of Original List Price Received* | 100.2%    | <b>105.3%</b>    | + 5.1%  | 95.1%        | <b>104.4%</b>    | + 9.8%  |
| New Listings                             | 31        | 42               | + 35.5% | 110          | 114              | + 3.6%  |

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

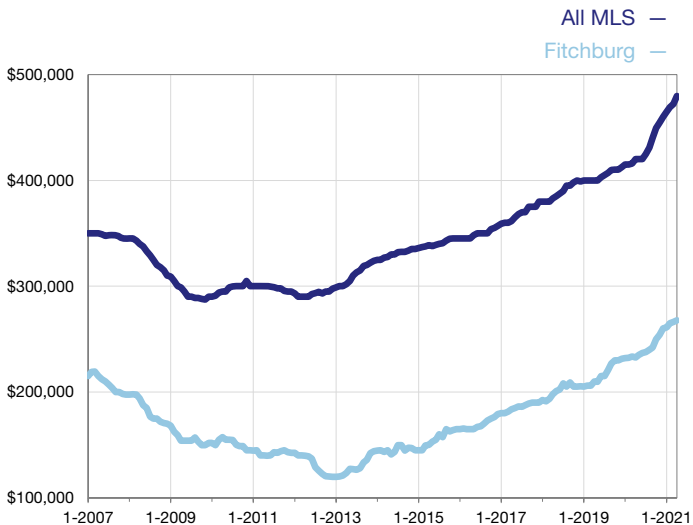
### Condominium Properties

| Key Metrics                              | April     |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 6         | 11               | + 83.3%  | 21           | 21               | 0.0%    |
| Closed Sales                             | 4         | 4                | 0.0%     | 14           | 15               | + 7.1%  |
| Median Sales Price*                      | \$203,000 | <b>\$261,800</b> | + 29.0%  | \$188,950    | <b>\$230,000</b> | + 21.7% |
| Inventory of Homes for Sale              | 7         | 1                | - 85.7%  | --           | --               | --      |
| Months Supply of Inventory               | 1.3       | 0.2              | - 84.6%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 70        | 78               | + 11.4%  | 44           | 61               | + 38.6% |
| Percent of Original List Price Received* | 100.3%    | <b>105.3%</b>    | + 5.0%   | 100.1%       | <b>97.8%</b>     | - 2.3%  |
| New Listings                             | 4         | 9                | + 125.0% | 26           | 20               | - 23.1% |

\* 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

