

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	29	0.0%	123	139	+ 13.0%
Closed Sales	32	31	- 3.1%	111	120	+ 8.1%
Median Sales Price*	\$256,700	\$285,000	+ 11.0%	\$235,000	\$279,000	+ 18.7%
Inventory of Homes for Sale	53	22	- 58.5%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	34	16	- 52.9%	55	29	- 47.3%
Percent of Original List Price Received*	98.9%	107.1%	+ 8.3%	96.2%	105.1%	+ 9.3%
New Listings	37	30	- 18.9%	147	143	- 2.7%

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

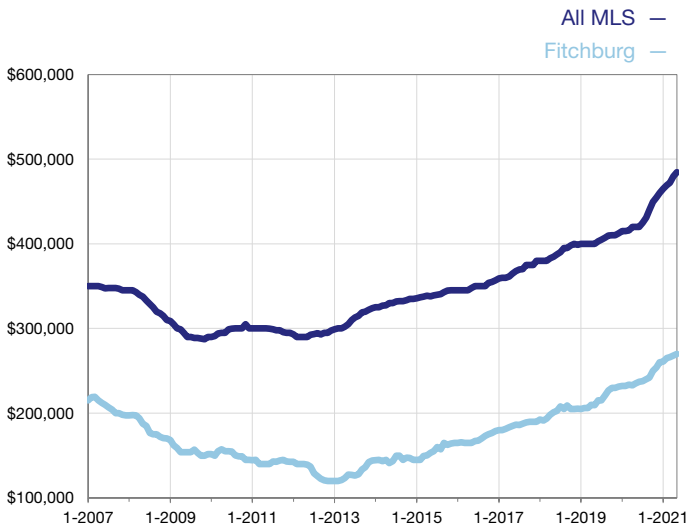
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	7	- 12.5%	29	28	- 3.4%
Closed Sales	6	6	0.0%	20	21	+ 5.0%
Median Sales Price*	\$232,450	\$266,500	+ 14.6%	\$207,450	\$234,950	+ 13.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	65	8	- 87.7%	50	46	- 8.0%
Percent of Original List Price Received*	98.7%	107.4%	+ 8.8%	99.6%	100.5%	+ 0.9%
New Listings	9	7	- 22.2%	35	27	- 22.9%

* 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

