

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	38	30	- 21.1%	342	335	- 2.0%
Closed Sales	28	21	- 25.0%	332	327	- 1.5%
Median Sales Price*	\$332,500	\$320,000	- 3.8%	\$306,500	\$339,000	+ 10.6%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	26	27	+ 3.8%
Percent of Original List Price Received*	104.9%	99.0%	- 5.6%	105.1%	103.2%	- 1.8%
New Listings	31	33	+ 6.5%	382	390	+ 2.1%

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

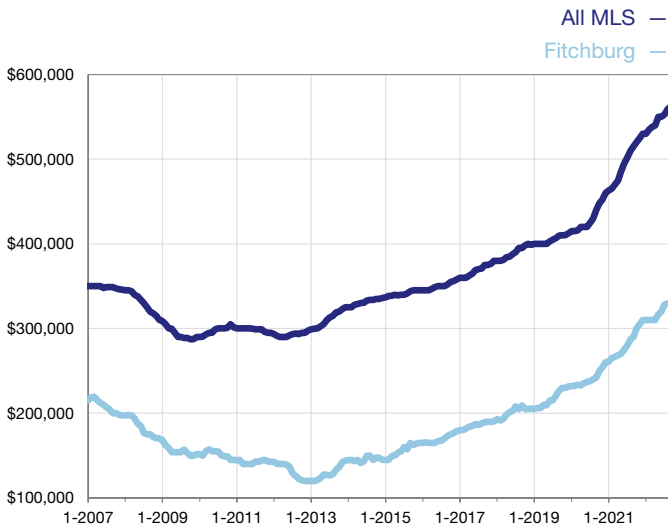
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	68	55	- 19.1%
Closed Sales	5	4	- 20.0%	67	53	- 20.9%
Median Sales Price*	\$255,000	\$307,500	+ 20.6%	\$250,000	\$295,000	+ 18.0%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	10	11	+ 10.0%	27	19	- 29.6%
Percent of Original List Price Received*	103.1%	101.8%	- 1.3%	101.5%	103.5%	+ 2.0%
New Listings	3	7	+ 133.3%	72	71	- 1.4%

* 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

