

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	21	+ 50.0%	40	41	+ 2.5%
Closed Sales	29	22	- 24.1%	49	42	- 14.3%
Median Sales Price*	\$305,000	<b>\$342,500</b>	+ 12.3%	\$305,000	<b>\$325,500</b>	+ 6.7%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	52	+ 36.8%	36	46	+ 27.8%
Percent of Original List Price Received*	101.7%	99.9%	- 1.8%	101.7%	98.7%	- 2.9%
New Listings	19	22	+ 15.8%	35	38	+ 8.6%

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

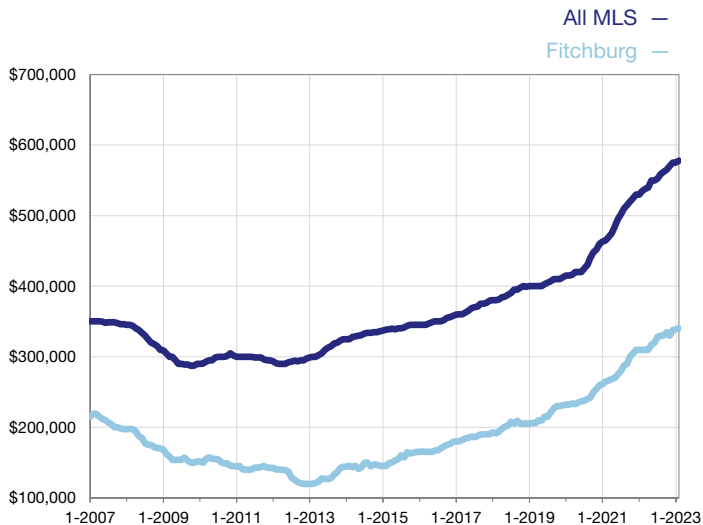
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	4	12	+ 200.0%
Closed Sales	4	3	- 25.0%	9	7	- 22.2%
Median Sales Price*	\$314,250	<b>\$215,000</b>	- 31.6%	\$298,500	<b>\$300,000</b>	+ 0.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	24	29	+ 20.8%
Percent of Original List Price Received*	103.0%	99.3%	- 3.6%	100.9%	97.6%	- 3.3%
New Listings	8	7	- 12.5%	10	12	+ 20.0%

\* 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

