

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	28	+ 12.0%	65	63	- 3.1%
Closed Sales	24	15	- 37.5%	73	57	- 21.9%
Median Sales Price*	\$330,000	\$324,000	- 1.8%	\$310,000	\$325,000	+ 4.8%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	33	44	+ 33.3%
Percent of Original List Price Received*	102.4%	98.7%	- 3.6%	102.0%	98.7%	- 3.2%
New Listings	32	22	- 31.3%	67	60	- 10.4%

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

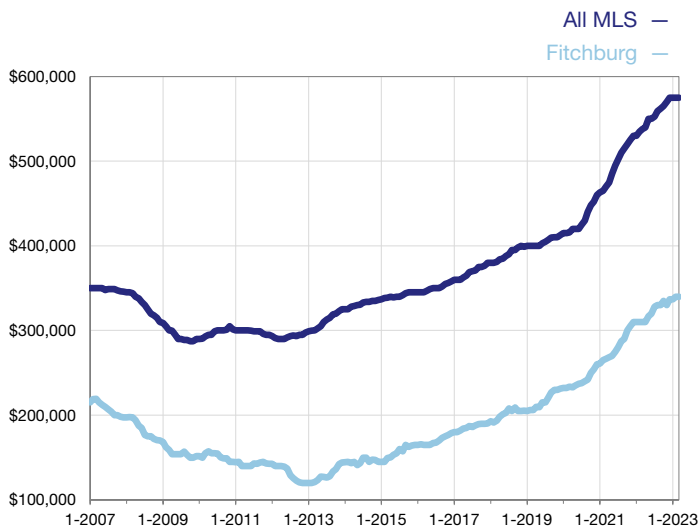
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	17	16	- 5.9%
Closed Sales	2	4	+ 100.0%	11	11	0.0%
Median Sales Price*	\$195,500	\$332,500	+ 70.1%	\$275,000	\$300,000	+ 9.1%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	9	44	+ 388.9%	21	34	+ 61.9%
Percent of Original List Price Received*	102.9%	102.4%	- 0.5%	101.3%	99.3%	- 2.0%
New Listings	10	5	- 50.0%	20	17	- 15.0%

* 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

