

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	34	+ 3.0%	98	92	- 6.1%
Closed Sales	14	21	+ 50.0%	87	78	- 10.3%
Median Sales Price*	\$307,750	\$356,000	+ 15.7%	\$309,000	\$340,000	+ 10.0%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	25	45	+ 80.0%	32	44	+ 37.5%
Percent of Original List Price Received*	105.1%	103.7%	- 1.3%	102.4%	100.1%	- 2.2%
New Listings	40	29	- 27.5%	107	89	- 16.8%

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

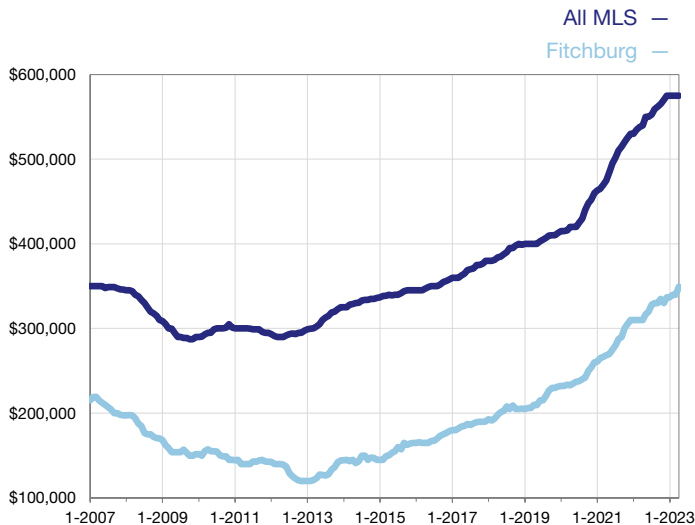
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	19	21	+ 10.5%
Closed Sales	9	2	- 77.8%	20	13	- 35.0%
Median Sales Price*	\$301,000	\$332,450	+ 10.4%	\$290,750	\$300,000	+ 3.2%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.0	2.6	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	14	10	- 28.6%	18	31	+ 72.2%
Percent of Original List Price Received*	104.8%	100.3%	- 4.3%	102.9%	99.5%	- 3.3%
New Listings	5	11	+ 120.0%	25	28	+ 12.0%

\* 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

