

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	25	- 30.6%	134	116	- 13.4%
Closed Sales	42	28	- 33.3%	129	106	- 17.8%
Median Sales Price*	\$351,000	\$372,500	+ 6.1%	\$325,000	\$350,000	+ 7.7%
Inventory of Homes for Sale	35	23	- 34.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	34	41	+ 20.6%	32	43	+ 34.4%
Percent of Original List Price Received*	106.8%	102.6%	- 3.9%	103.9%	100.7%	- 3.1%
New Listings	40	30	- 25.0%	145	118	- 18.6%

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

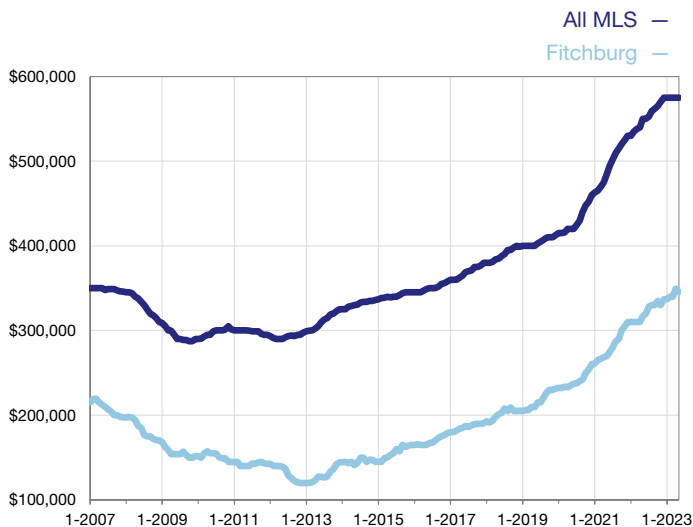
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	24	31	+ 29.2%
Closed Sales	7	10	+ 42.9%	27	24	- 11.1%
Median Sales Price*	\$325,000	\$351,000	+ 8.0%	\$298,500	\$319,950	+ 7.2%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	18	24	+ 33.3%
Percent of Original List Price Received*	104.3%	100.7%	- 3.5%	103.2%	100.0%	- 3.1%
New Listings	5	11	+ 120.0%	30	39	+ 30.0%

* 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

