

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	32	- 11.1%	170	144	- 15.3%
Closed Sales	34	28	- 17.6%	163	134	- 17.8%
Median Sales Price*	\$330,000	<b>\$375,000</b>	+ 13.6%	\$330,000	<b>\$350,000</b>	+ 6.1%
Inventory of Homes for Sale	50	22	- 56.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	46	+ 155.6%	30	44	+ 46.7%
Percent of Original List Price Received*	106.4%	<b>103.6%</b>	- 2.6%	104.4%	<b>101.3%</b>	- 3.0%
New Listings	55	27	- 50.9%	200	145	- 27.5%

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

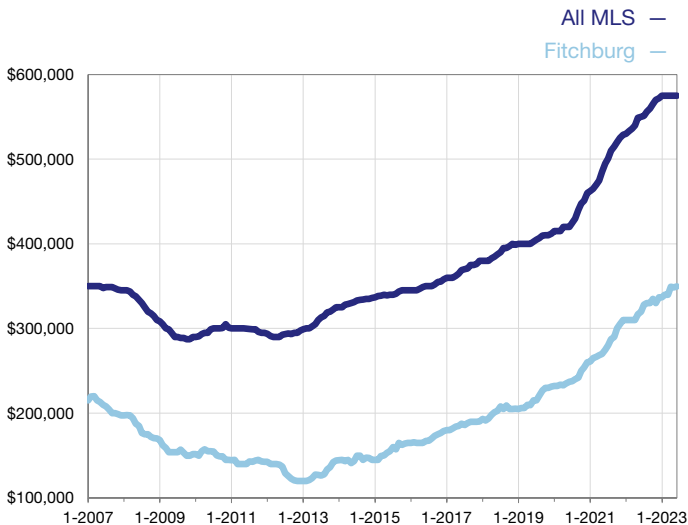
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	29	41	+ 41.4%
Closed Sales	4	5	+ 25.0%	31	29	- 6.5%
Median Sales Price*	\$332,500	<b>\$330,000</b>	- 0.8%	\$298,500	<b>\$322,500</b>	+ 8.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	15	93	+ 520.0%	18	36	+ 100.0%
Percent of Original List Price Received*	107.7%	<b>101.9%</b>	- 5.4%	103.8%	<b>100.3%</b>	- 3.4%
New Listings	6	11	+ 83.3%	36	50	+ 38.9%

\* 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

