

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	23	- 42.5%	210	163	- 22.4%
Closed Sales	33	19	- 42.4%	196	153	- 21.9%
Median Sales Price*	\$380,000	\$390,900	+ 2.9%	\$337,000	\$360,000	+ 6.8%
Inventory of Homes for Sale	53	23	- 56.6%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	14	48	+ 242.9%	27	44	+ 63.0%
Percent of Original List Price Received*	107.1%	104.0%	- 2.9%	104.8%	101.7%	- 3.0%
New Listings	46	23	- 50.0%	246	168	- 31.7%

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

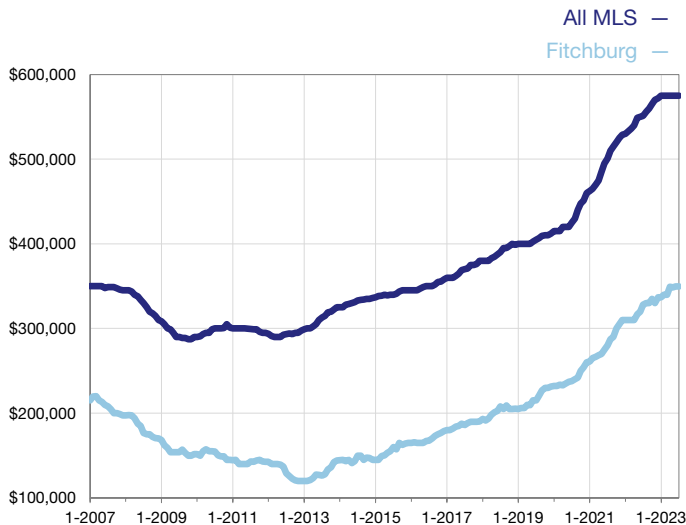
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	34	44	+ 29.4%
Closed Sales	1	5	+ 400.0%	32	34	+ 6.3%
Median Sales Price*	\$167,000	\$335,000	+ 100.6%	\$296,750	\$326,250	+ 9.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	49	+ 133.3%	18	38	+ 111.1%
Percent of Original List Price Received*	101.2%	100.6%	- 0.6%	103.7%	100.4%	- 3.2%
New Listings	3	2	- 33.3%	39	51	+ 30.8%

\* 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

