

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	27	- 30.8%	249	185	- 25.7%
Closed Sales	50	21	- 58.0%	246	174	- 29.3%
Median Sales Price*	\$350,000	<b>\$370,000</b>	+ 5.7%	\$340,000	<b>\$360,000</b>	+ 5.9%
Inventory of Homes for Sale	52	25	- 51.9%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	27	41	+ 51.9%
Percent of Original List Price Received*	103.0%	<b>106.8%</b>	+ 3.7%	104.5%	<b>102.3%</b>	- 2.1%
New Listings	43	26	- 39.5%	289	193	- 33.2%

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

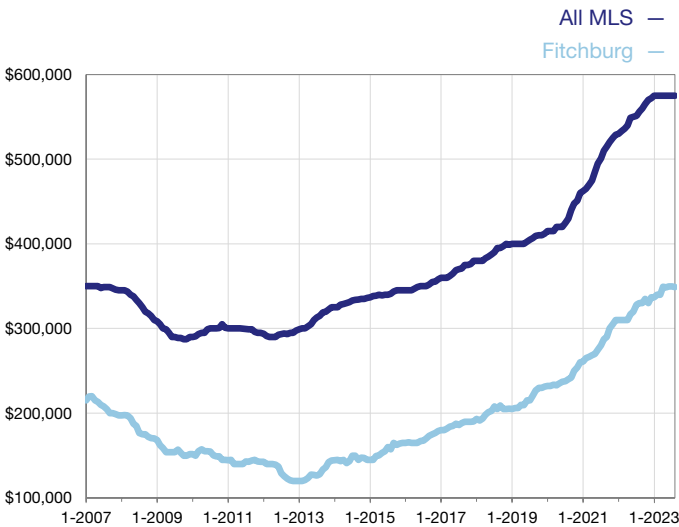
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	38	49	+ 28.9%
Closed Sales	7	10	+ 42.9%	39	44	+ 12.8%
Median Sales Price*	\$294,900	<b>\$337,500</b>	+ 14.4%	\$295,000	<b>\$330,000</b>	+ 11.9%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	1.4	3.4	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	19	35	+ 84.2%
Percent of Original List Price Received*	104.1%	<b>104.6%</b>	+ 0.5%	103.8%	<b>101.3%</b>	- 2.4%
New Listings	7	22	+ 214.3%	46	73	+ 58.7%

\* 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

