

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	22	- 8.3%	273	204	- 25.3%
Closed Sales	34	27	- 20.6%	280	201	- 28.2%
Median Sales Price*	\$331,950	\$370,000	+ 11.5%	\$339,000	\$360,000	+ 6.2%
Inventory of Homes for Sale	55	18	- 67.3%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	26	39	+ 50.0%
Percent of Original List Price Received*	99.8%	104.0%	+ 4.2%	103.9%	102.5%	- 1.3%
New Listings	31	17	- 45.2%	320	209	- 34.7%

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

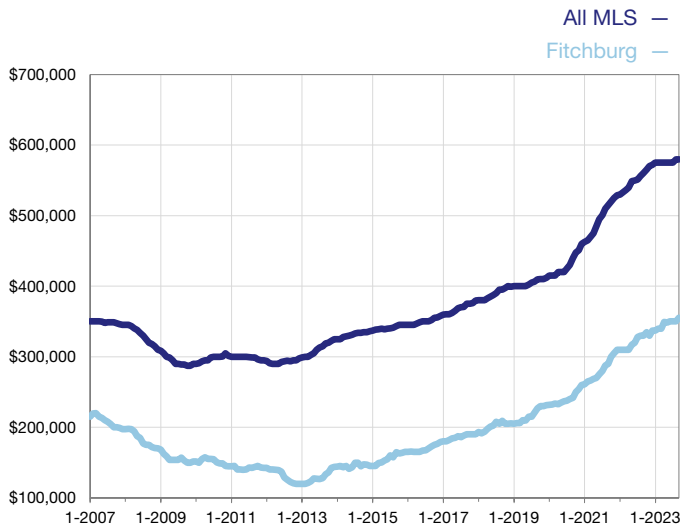
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	43	52	+ 20.9%
Closed Sales	5	6	+ 20.0%	44	50	+ 13.6%
Median Sales Price*	\$300,000	\$347,450	+ 15.8%	\$296,750	\$332,500	+ 12.0%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	2.1	3.4	+ 61.9%	--	--	--
Cumulative Days on Market Until Sale	8	26	+ 225.0%	18	34	+ 88.9%
Percent of Original List Price Received*	102.6%	100.4%	- 2.1%	103.7%	101.2%	- 2.4%
New Listings	8	6	- 25.0%	54	77	+ 42.6%

* 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

