

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	17	- 43.3%	303	218	- 28.1%
Closed Sales	27	21	- 22.2%	307	222	- 27.7%
Median Sales Price*	\$372,500	<b>\$375,000</b>	+ 0.7%	\$340,000	<b>\$361,000</b>	+ 6.2%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	27	39	+ 44.4%
Percent of Original List Price Received*	99.6%	<b>99.9%</b>	+ 0.3%	103.5%	<b>102.3%</b>	- 1.2%
New Listings	29	34	+ 17.2%	349	243	- 30.4%

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

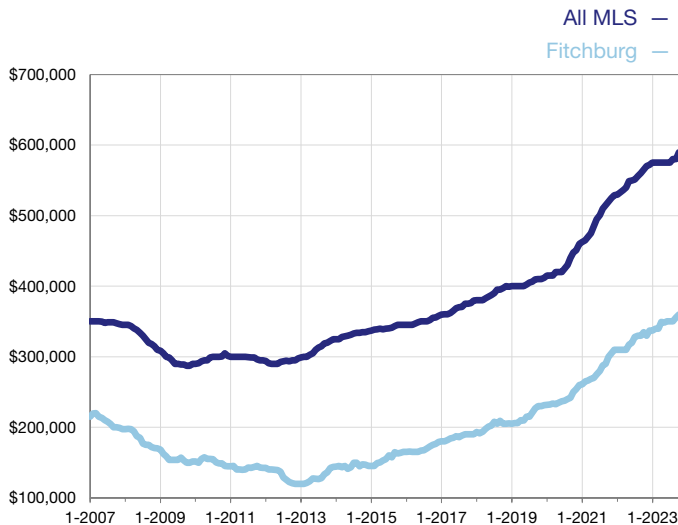
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	48	57	+ 18.8%
Closed Sales	5	3	- 40.0%	49	53	+ 8.2%
Median Sales Price*	\$226,000	<b>\$242,000</b>	+ 7.1%	\$295,000	<b>\$330,000</b>	+ 11.9%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	19	33	+ 73.7%
Percent of Original List Price Received*	103.0%	<b>106.5%</b>	+ 3.4%	103.6%	<b>101.5%</b>	- 2.0%
New Listings	9	8	- 11.1%	63	85	+ 34.9%

\* 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

