

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	28	+ 3.7%	330	245	- 25.8%
Closed Sales	22	16	- 27.3%	329	238	- 27.7%
Median Sales Price*	\$322,500	\$360,000	+ 11.6%	\$339,000	\$361,000	+ 6.5%
Inventory of Homes for Sale	50	23	- 54.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	27	37	+ 37.0%
Percent of Original List Price Received*	99.0%	102.8%	+ 3.8%	103.2%	102.3%	- 0.9%
New Listings	32	21	- 34.4%	381	265	- 30.4%

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

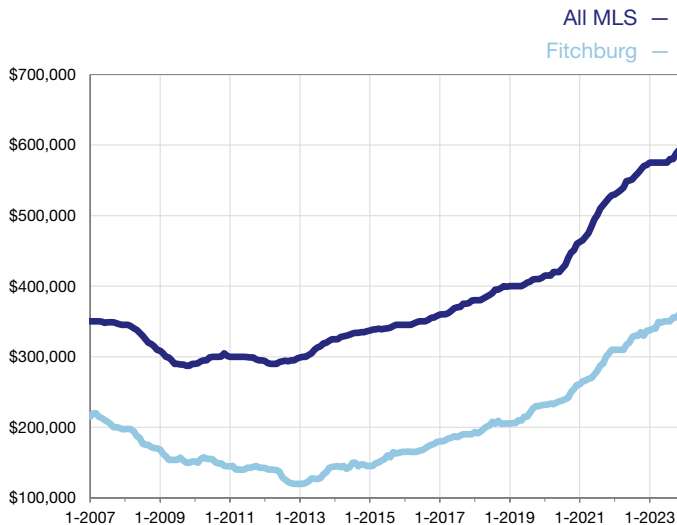
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	54	63	+ 16.7%
Closed Sales	4	7	+ 75.0%	53	60	+ 13.2%
Median Sales Price*	\$307,500	\$355,000	+ 15.4%	\$295,000	\$337,500	+ 14.4%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.9	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	11	18	+ 63.6%	19	31	+ 63.2%
Percent of Original List Price Received*	101.8%	101.7%	- 0.1%	103.5%	101.5%	- 1.9%
New Listings	7	7	0.0%	70	89	+ 27.1%

* 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

