

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	18	0.0%	348	258	- 25.9%
Closed Sales	32	18	- 43.8%	361	256	- 29.1%
Median Sales Price*	\$329,950	\$380,500	+ 15.3%	\$337,000	\$365,000	+ 8.3%
Inventory of Homes for Sale	42	16	- 61.9%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	28	38	+ 35.7%
Percent of Original List Price Received*	101.6%	96.0%	- 5.5%	103.1%	101.9%	- 1.2%
New Listings	13	13	0.0%	394	276	- 29.9%

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

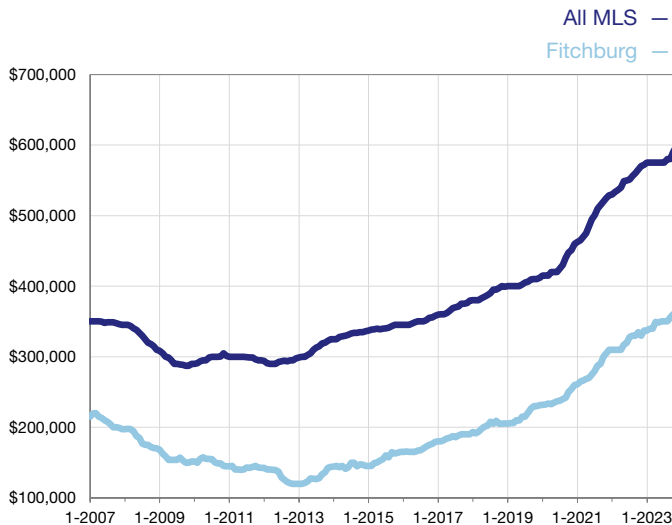
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	59	69	+ 16.9%
Closed Sales	9	5	- 44.4%	62	66	+ 6.5%
Median Sales Price*	\$285,000	\$347,000	+ 21.8%	\$294,950	\$342,500	+ 16.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	41	27	- 34.1%	22	30	+ 36.4%
Percent of Original List Price Received*	98.3%	98.1%	- 0.2%	102.7%	101.4%	- 1.3%
New Listings	2	6	+ 200.0%	72	96	+ 33.3%

* 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

