

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

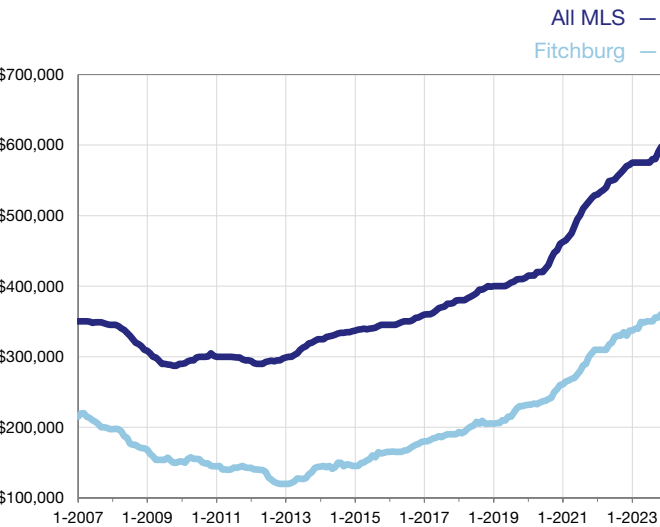
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	16	- 15.8%	19	16	- 15.8%
Closed Sales	20	12	- 40.0%	20	12	- 40.0%
Median Sales Price*	\$309,000	\$368,500	+ 19.3%	\$309,000	\$368,500	+ 19.3%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.0%	40	38	- 5.0%
Percent of Original List Price Received*	97.4%	100.1%	+ 2.8%	97.4%	100.1%	+ 2.8%
New Listings	16	18	+ 12.5%	16	18	+ 12.5%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$302,250	\$242,500	- 19.8%	\$302,250	\$242,500	- 19.8%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	22	23	+ 4.5%
Percent of Original List Price Received*	96.2%	102.4%	+ 6.4%	96.2%	102.4%	+ 6.4%
New Listings	5	3	- 40.0%	5	3	- 40.0%

* 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

