

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

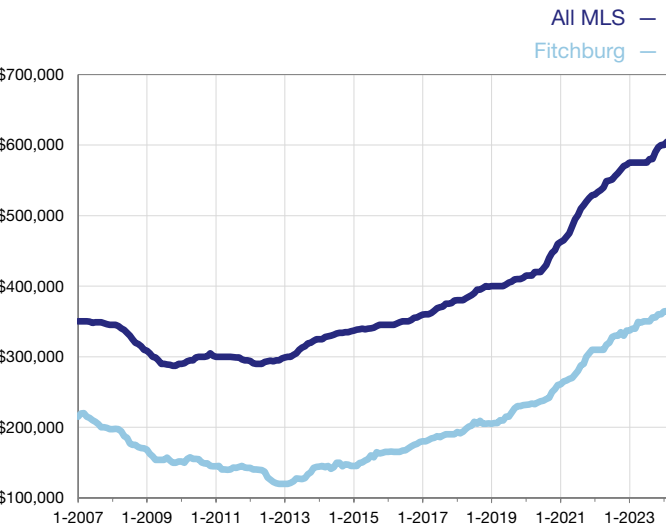
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	22	+ 37.5%	35	36	+ 2.9%
Closed Sales	22	17	- 22.7%	42	29	- 31.0%
Median Sales Price*	\$342,500	\$352,500	+ 2.9%	\$325,500	\$352,500	+ 8.3%
Inventory of Homes for Sale	34	13	- 61.8%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	52	35	- 32.7%	46	36	- 21.7%
Percent of Original List Price Received*	99.9%	99.4%	- 0.5%	98.7%	99.7%	+ 1.0%
New Listings	22	15	- 31.8%	38	33	- 13.2%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	9	6	- 33.3%
Closed Sales	3	1	- 66.7%	7	5	- 28.6%
Median Sales Price*	\$215,000	\$380,000	+ 76.7%	\$300,000	\$290,000	- 3.3%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	29	27	- 6.9%
Percent of Original List Price Received*	99.3%	98.7%	- 0.6%	97.6%	101.7%	+ 4.2%
New Listings	7	4	- 42.9%	12	7	- 41.7%

* 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

