

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	35	+ 12.9%	87	88	+ 1.1%
Closed Sales	21	20	- 4.8%	78	70	- 10.3%
Median Sales Price*	\$356,000	<b>\$440,000</b>	+ 23.6%	\$340,000	<b>\$381,000</b>	+ 12.1%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	45	29	- 35.6%	44	36	- 18.2%
Percent of Original List Price Received*	103.7%	<b>103.5%</b>	- 0.2%	100.1%	<b>100.5%</b>	+ 0.4%
New Listings	28	31	+ 10.7%	88	95	+ 8.0%

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

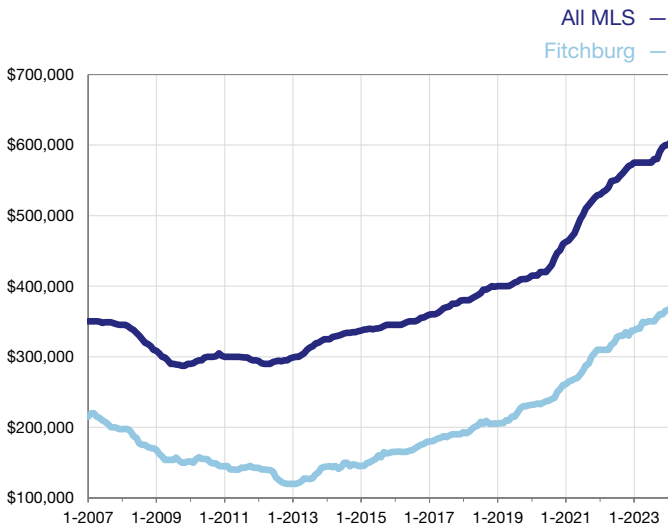
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	21	18	- 14.3%
Closed Sales	3	6	+ 100.0%	14	12	- 14.3%
Median Sales Price*	\$275,000	<b>\$318,500</b>	+ 15.8%	\$297,500	<b>\$318,500</b>	+ 7.1%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	19	21	+ 10.5%	31	22	- 29.0%
Percent of Original List Price Received*	100.4%	<b>103.0%</b>	+ 2.6%	99.5%	<b>102.7%</b>	+ 3.2%
New Listings	11	8	- 27.3%	28	20	- 28.6%

\* 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

