

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	30	+ 57.9%	155	161	+ 3.9%
Closed Sales	19	25	+ 31.6%	153	149	- 2.6%
Median Sales Price*	\$390,900	\$423,229	+ 8.3%	\$360,000	\$392,000	+ 8.9%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	48	25	- 47.9%	44	30	- 31.8%
Percent of Original List Price Received*	103.7%	101.6%	- 2.0%	101.6%	101.1%	- 0.5%
New Listings	23	29	+ 26.1%	167	188	+ 12.6%

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

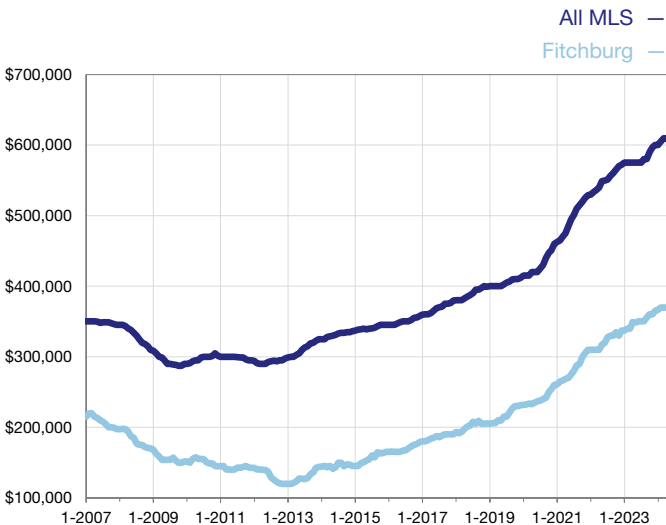
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	8	+ 60.0%	41	40	- 2.4%
Closed Sales	5	3	- 40.0%	34	25	- 26.5%
Median Sales Price*	\$335,000	\$304,500	- 9.1%	\$326,250	\$330,000	+ 1.1%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	49	22	- 55.1%	38	24	- 36.8%
Percent of Original List Price Received*	100.6%	103.4%	+ 2.8%	100.4%	102.1%	+ 1.7%
New Listings	2	3	+ 50.0%	51	49	- 3.9%

* 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

