

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	36	+ 80.0%	199	219	+ 10.1%
Closed Sales	27	18	- 33.3%	201	199	- 1.0%
Median Sales Price*	\$370,000	\$410,000	+ 10.8%	\$360,000	\$390,000	+ 8.3%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	39	29	- 25.6%
Percent of Original List Price Received*	104.1%	102.0%	- 2.0%	102.5%	101.1%	- 1.4%
New Listings	17	33	+ 94.1%	209	252	+ 20.6%

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

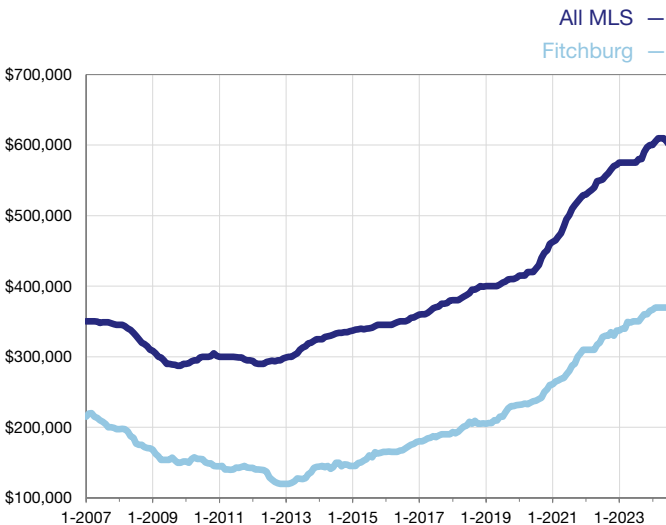
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	6	+ 200.0%	50	51	+ 2.0%
Closed Sales	6	9	+ 50.0%	50	40	- 20.0%
Median Sales Price*	\$347,450	\$335,000	- 3.6%	\$332,500	\$328,500	- 1.2%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	45	+ 73.1%	34	30	- 11.8%
Percent of Original List Price Received*	100.4%	101.5%	+ 1.1%	101.2%	101.5%	+ 0.3%
New Listings	6	6	0.0%	76	62	- 18.4%

\* 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

