

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	27	+ 68.8%	215	241	+ 12.1%
Closed Sales	21	28	+ 33.3%	222	227	+ 2.3%
Median Sales Price*	\$375,000	\$408,000	+ 8.8%	\$361,000	\$390,000	+ 8.0%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	39	30	- 23.1%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	102.3%	100.8%	- 1.5%
New Listings	34	34	0.0%	243	287	+ 18.1%

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

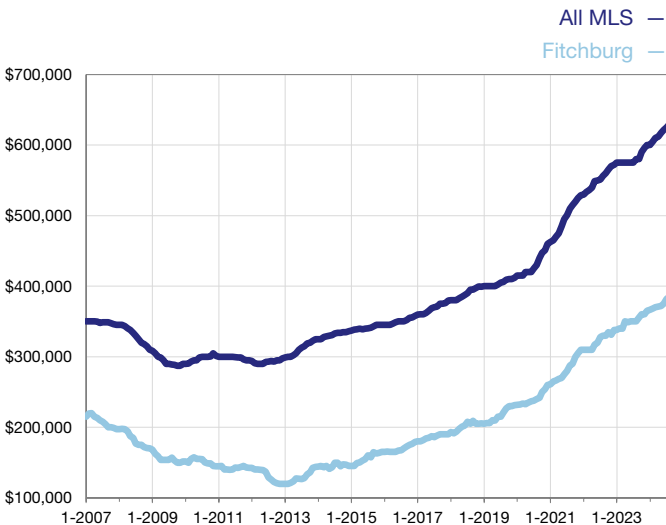
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	4	- 42.9%	57	54	- 5.3%
Closed Sales	3	10	+ 233.3%	53	50	- 5.7%
Median Sales Price*	\$242,000	\$324,750	+ 34.2%	\$330,000	\$328,250	- 0.5%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	22	54	+ 145.5%	33	35	+ 6.1%
Percent of Original List Price Received*	106.5%	101.4%	- 4.8%	101.5%	101.5%	0.0%
New Listings	7	4	- 42.9%	83	66	- 20.5%

\* 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

