

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fitchburg

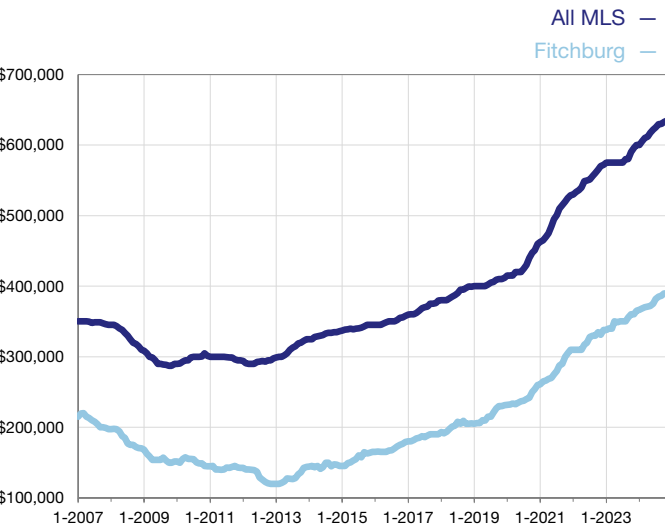
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	30	+ 25.0%	239	269	+ 12.6%
Closed Sales	16	26	+ 62.5%	238	253	+ 6.3%
Median Sales Price*	\$360,000	\$417,500	+ 16.0%	\$361,000	\$395,000	+ 9.4%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	37	30	- 18.9%
Percent of Original List Price Received*	102.8%	101.5%	- 1.3%	102.3%	100.9%	- 1.4%
New Listings	20	24	+ 20.0%	263	311	+ 18.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	62	56	- 9.7%
Closed Sales	8	5	- 37.5%	61	55	- 9.8%
Median Sales Price*	\$353,500	\$330,000	- 6.6%	\$340,000	\$329,500	- 3.1%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--
Cumulative Days on Market Until Sale	16	63	+ 293.8%	31	37	+ 19.4%
Percent of Original List Price Received*	102.3%	99.1%	- 3.1%	101.6%	101.3%	- 0.3%
New Listings	7	4	- 42.9%	90	70	- 22.2%

\* 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

