

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

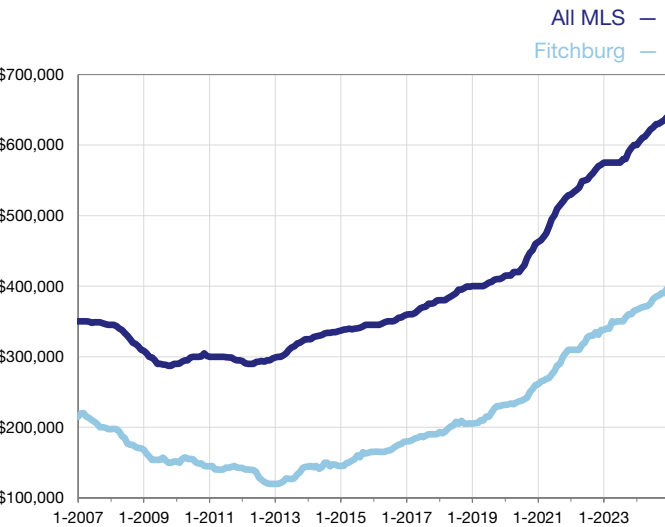
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	25	+ 66.7%	254	287	+ 13.0%
Closed Sales	18	27	+ 50.0%	256	280	+ 9.4%
Median Sales Price*	\$380,500	\$400,000	+ 5.1%	\$365,000	\$396,500	+ 8.6%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	38	30	- 21.1%
Percent of Original List Price Received*	96.0%	98.8%	+ 2.9%	101.9%	100.7%	- 1.2%
New Listings	13	15	+ 15.4%	276	327	+ 18.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	66	61	- 7.6%
Closed Sales	5	4	- 20.0%	66	59	- 10.6%
Median Sales Price*	\$347,000	\$342,000	- 1.4%	\$342,500	\$329,500	- 3.8%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	27	49	+ 81.5%	30	38	+ 26.7%
Percent of Original List Price Received*	98.1%	98.8%	+ 0.7%	101.4%	101.1%	- 0.3%
New Listings	6	3	- 50.0%	96	73	- 24.0%

* 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

