

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

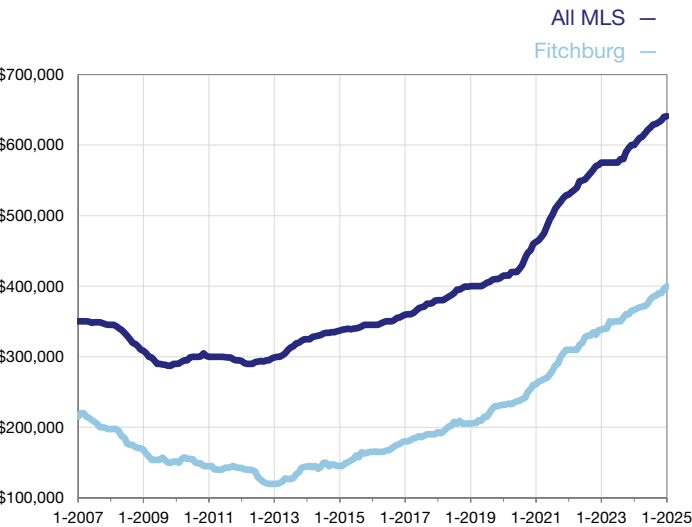
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	11	13	+ 18.2%
Closed Sales	12	17	+ 41.7%	12	17	+ 41.7%
Median Sales Price*	\$368,500	\$409,000	+ 11.0%	\$368,500	\$409,000	+ 11.0%
Inventory of Homes for Sale	30	27	- 10.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	38	46	+ 21.1%	38	46	+ 21.1%
Percent of Original List Price Received*	100.1%	96.0%	- 4.1%	100.1%	96.0%	- 4.1%
New Listings	17	19	+ 11.8%	17	19	+ 11.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$242,500	\$350,000	+ 44.3%	\$242,500	\$350,000	+ 44.3%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--
Cumulative Days on Market Until Sale	23	62	+ 169.6%	23	62	+ 169.6%
Percent of Original List Price Received*	102.4%	93.9%	- 8.3%	102.4%	93.9%	- 8.3%
New Listings	3	8	+ 166.7%	3	8	+ 166.7%

* 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

