

# Local Market Update – February 2026

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## Fitchburg

### Single-Family Properties

| Key Metrics                              | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2025      | 2026             | + / -   | 2025         | 2026             | + / -   |
| Pending Sales                            | 18        | 20               | + 11.1% | 31           | 37               | + 19.4% |
| Closed Sales                             | 17        | 12               | - 29.4% | 34           | 27               | - 20.6% |
| Median Sales Price*                      | \$425,000 | <b>\$437,500</b> | + 2.9%  | \$414,000    | <b>\$420,000</b> | + 1.4%  |
| Inventory of Homes for Sale              | 29        | 26               | - 10.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | 1.2              | 0.0%    | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 65        | 62               | - 4.6%  | 56           | 53               | - 5.4%  |
| Percent of Original List Price Received* | 97.6%     | 99.3%            | + 1.7%  | 96.8%        | 98.0%            | + 1.2%  |
| New Listings                             | 14        | 12               | - 14.3% | 32           | 32               | 0.0%    |

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

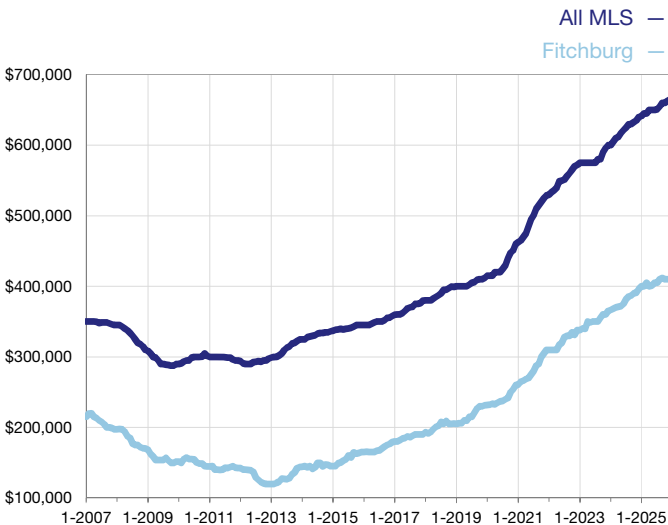
### Condominium Properties

| Key Metrics                              | February  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2025      | 2026             | + / -    | 2025         | 2026             | + / -   |
| Pending Sales                            | 5         | 6                | + 20.0%  | 10           | 10               | 0.0%    |
| Closed Sales                             | 4         | 4                | 0.0%     | 9            | 10               | + 11.1% |
| Median Sales Price*                      | \$309,500 | <b>\$335,500</b> | + 8.4%   | \$326,000    | <b>\$322,500</b> | - 1.1%  |
| Inventory of Homes for Sale              | 15        | 4                | - 73.3%  | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | 0.8              | - 71.4%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 26        | 61               | + 134.6% | 46           | 56               | + 21.7% |
| Percent of Original List Price Received* | 99.2%     | 98.4%            | - 0.8%   | 96.3%        | 96.2%            | - 0.1%  |
| New Listings                             | 6         | 2                | - 66.7%  | 14           | 7                | - 50.0% |

\* 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

