

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fitchburg

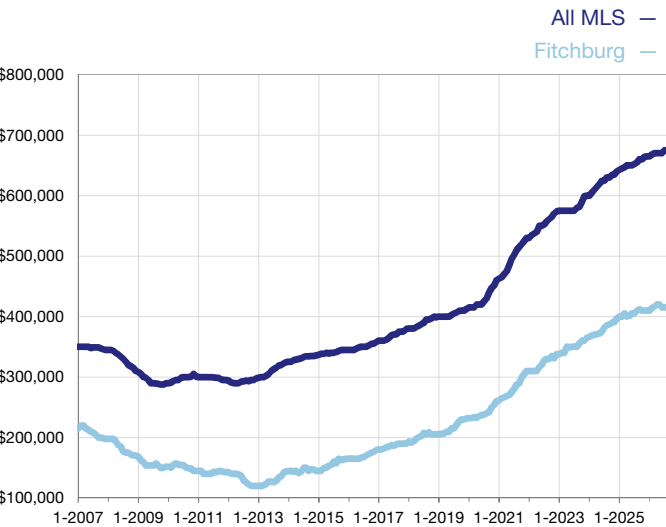
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	37	+ 85.0%	166	186	+ 12.0%
Closed Sales	27	32	+ 18.5%	165	167	+ 1.2%
Median Sales Price*	\$420,000	\$417,500	- 0.6%	\$415,000	\$420,000	+ 1.2%
Inventory of Homes for Sale	46	58	+ 26.1%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	34	49	+ 44.1%
Percent of Original List Price Received*	100.8%	99.5%	- 1.3%	100.6%	98.6%	- 2.0%
New Listings	21	28	+ 33.3%	204	241	+ 18.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	43	38	- 11.6%
Closed Sales	10	4	- 60.0%	45	38	- 15.6%
Median Sales Price*	\$347,500	\$358,500	+ 3.2%	\$355,000	\$357,250	+ 0.6%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	49	62	+ 26.5%	48	48	0.0%
Percent of Original List Price Received*	99.2%	98.3%	- 0.9%	98.8%	98.2%	- 0.6%
New Listings	3	6	+ 100.0%	46	49	+ 6.5%

* 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

