Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Fitchburg

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	23	**29**	+ 26.1%	209	**230**	+ 10.0%
Closed Sales	22	**19**	- 13.6%	204	**217**	+ 6.4%
Median Sales Price*	$410,000	**$395,000**	- 3.7%	$412,000	**$420,000**	+ 1.9%
Inventory of Homes for Sale	57	**56**	- 1.8%	--	--	--
Months Supply of Inventory	2.7	**2.5**	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	55	**56**	+ 1.8%	37	**49**	+ 32.4%
Percent of Original List Price Received*	99.7%	**92.8%**	- 6.9%	100.4%	**98.3%**	- 2.1%
New Listings	33	**34**	+ 3.0%	270	**302**	+ 11.9%

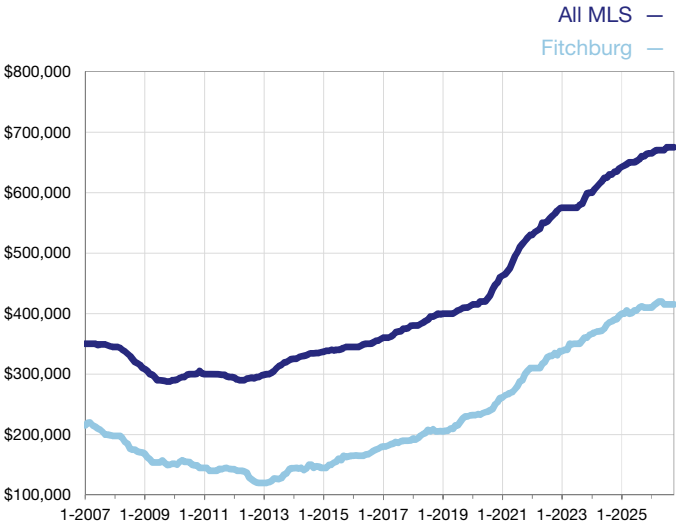
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

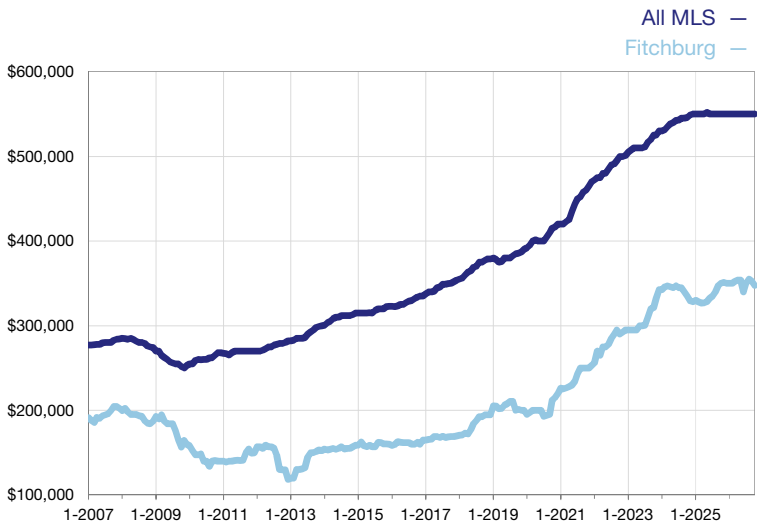
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	51	**42**	- 17.6%
Closed Sales	4	**4**	0.0%	52	**46**	- 11.5%
Median Sales Price*	$323,500	**$332,000**	+ 2.6%	$351,250	**$355,000**	+ 1.1%
Inventory of Homes for Sale	13	**15**	+ 15.4%	--	--	--
Months Supply of Inventory	2.6	**3.3**	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	25	**79**	+ 216.0%	45	**49**	+ 8.9%
Percent of Original List Price Received*	99.9%	**92.7%**	- 7.2%	98.9%	**97.4%**	- 1.5%
New Listings	6	**9**	+ 50.0%	62	**63**	+ 1.6%

* 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



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