Local Market Update – May 2022

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

Millbury

Single-Family Properties

	May			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	14	**12**	- 14.3%	48	**47**	- 2.1%
Closed Sales	11	**11**	0.0%	41	**45**	+ 9.8%
Median Sales Price*	$383,838	**$450,000**	+ 17.2%	$365,000	**$400,000**	+ 9.6%
Inventory of Homes for Sale	8	**7**	- 12.5%	--	--	--
Months Supply of Inventory	0.7	**0.7**	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	**22**	+ 22.2%	29	**26**	- 10.3%
Percent of Original List Price Received*	105.1%	**109.9%**	+ 4.6%	102.2%	**104.2%**	+ 2.0%
New Listings	14	**13**	- 7.1%	53	**50**	- 5.7%

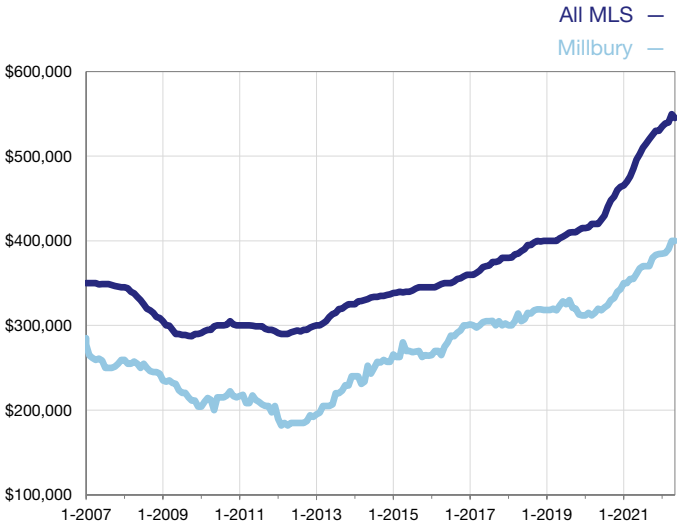
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

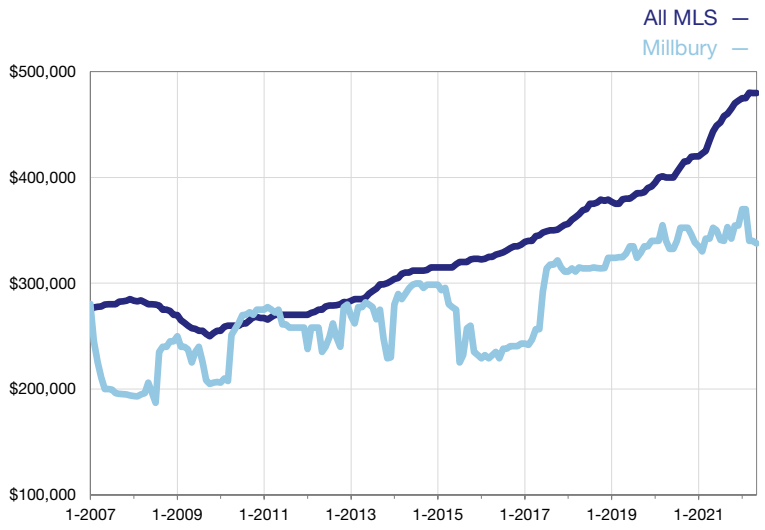
	May			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	4	**4**	0.0%	12	**25**	+ 108.3%
Closed Sales	0	**0**	--	4	**9**	+ 125.0%
Median Sales Price*	$0	**$0**	--	$350,000	**$335,000**	- 4.3%
Inventory of Homes for Sale	2	**4**	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	**1.0**	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	24	**52**	+ 116.7%
Percent of Original List Price Received*	0.0%	**0.0%**	--	102.4%	**104.2%**	+ 1.8%
New Listings	2	**4**	+ 100.0%	10	**26**	+ 160.0%

* 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



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