

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	9	- 18.2%	86	87	+ 1.2%
Closed Sales	8	10	+ 25.0%	91	85	- 6.6%
Median Sales Price*	\$394,000	\$452,000	+ 14.7%	\$370,000	\$425,000	+ 14.9%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	23	26	+ 13.0%
Percent of Original List Price Received*	102.3%	101.3%	- 1.0%	102.6%	103.1%	+ 0.5%
New Listings	17	9	- 47.1%	115	102	- 11.3%

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

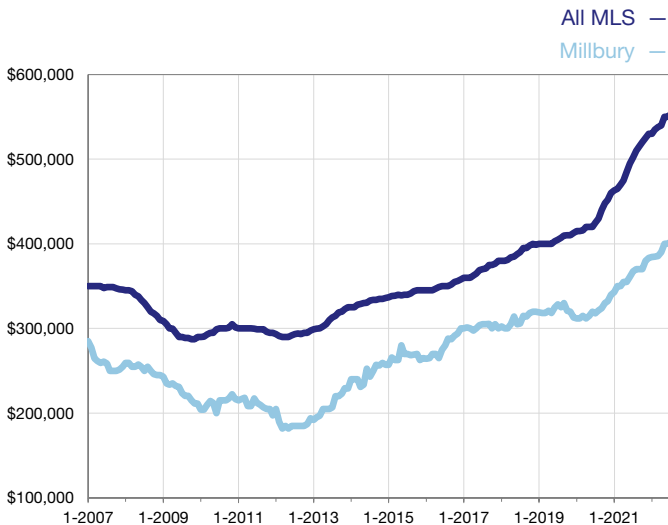
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	9	+ 200.0%	17	55	+ 223.5%
Closed Sales	0	6	--	14	37	+ 164.3%
Median Sales Price*	\$0	\$543,644	--	\$354,500	\$442,463	+ 24.8%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	27	40	+ 48.1%
Percent of Original List Price Received*	0.0%	108.5%	--	103.4%	105.7%	+ 2.2%
New Listings	6	7	+ 16.7%	21	54	+ 157.1%

* 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

