

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	7	- 22.2%	122	114	- 6.6%
Closed Sales	12	10	- 16.7%	126	113	- 10.3%
Median Sales Price*	\$409,250	\$370,950	- 9.4%	\$383,306	\$420,000	+ 9.6%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	45	25	- 44.4%	27	25	- 7.4%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	101.4%	102.4%	+ 1.0%
New Listings	5	1	- 80.0%	140	134	- 4.3%

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

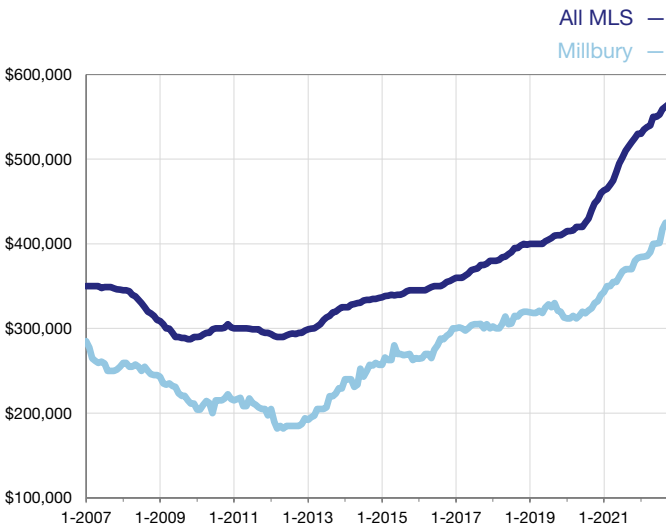
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	9	+ 200.0%	26	68	+ 161.5%
Closed Sales	3	4	+ 33.3%	24	54	+ 125.0%
Median Sales Price*	\$290,505	\$513,054	+ 76.6%	\$354,500	\$448,561	+ 26.5%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	5.4	1.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	55	36	- 34.5%	37	39	+ 5.4%
Percent of Original List Price Received*	98.3%	107.5%	+ 9.4%	102.2%	105.0%	+ 2.7%
New Listings	3	11	+ 266.7%	38	69	+ 81.6%

* 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

