

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	7	14	+ 100.0%
Closed Sales	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$390,000	\$429,900	+ 10.2%	\$390,000	\$429,900	+ 10.2%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	36	52	+ 44.4%	36	52	+ 44.4%
Percent of Original List Price Received*	97.5%	94.4%	- 3.2%	97.5%	94.4%	- 3.2%
New Listings	7	12	+ 71.4%	7	12	+ 71.4%

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

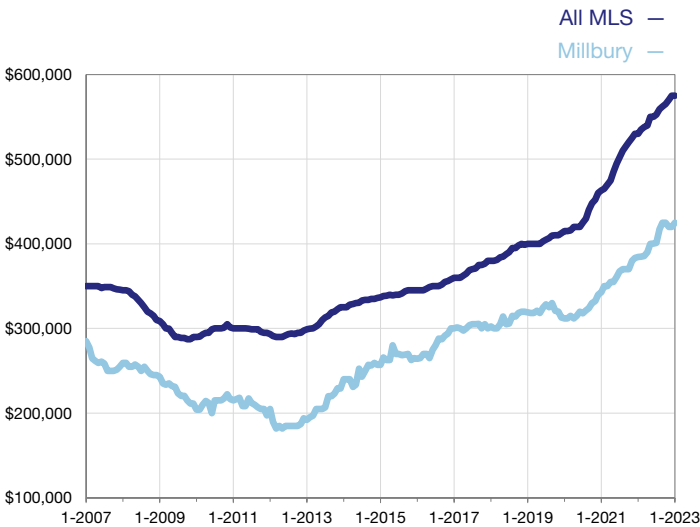
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$390,000	\$548,388	+ 40.6%	\$390,000	\$548,388	+ 40.6%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	7.2	1.4	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	20	95	+ 375.0%	20	95	+ 375.0%
Percent of Original List Price Received*	108.6%	106.2%	- 2.2%	108.6%	106.2%	- 2.2%
New Listings	6	2	- 66.7%	6	2	- 66.7%

* 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

