

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

	November			Year to Date		
Key Metrics	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	12	6	- 50.0%	161	157	- 2.5%
Closed Sales	15	14	- 6.7%	171	160	- 6.4%
Median Sales Price*	\$288,900	\$323,500	+ 12.0%	\$300,000	\$320,000	+ 6.7%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 16.7%	50	54	+ 8.0%
Percent of Original List Price Received*	101.0%	97.3%	- 3.7%	98.7%	99.2%	+ 0.5%
New Listings	6	4	- 33.3%	185	157	- 15.1%

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

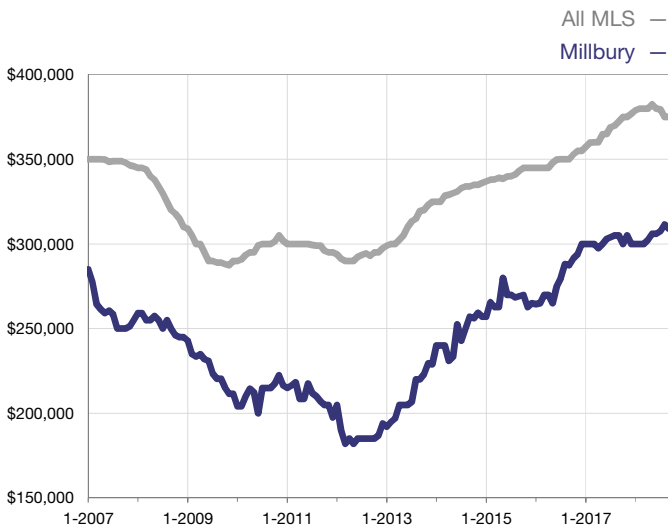
Condominium Properties

	November			Year to Date		
Key Metrics	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	3	0.0%	32	49	+ 53.1%
Closed Sales	4	5	+ 25.0%	28	46	+ 64.3%
Median Sales Price*	\$251,500	\$215,000	- 14.5%	\$321,500	\$314,450	- 2.2%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	4.2	1.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	65	39	- 40.0%	110	94	- 14.5%
Percent of Original List Price Received*	98.3%	103.6%	+ 5.4%	97.9%	99.5%	+ 1.6%
New Listings	4	1	- 75.0%	35	52	+ 48.6%

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

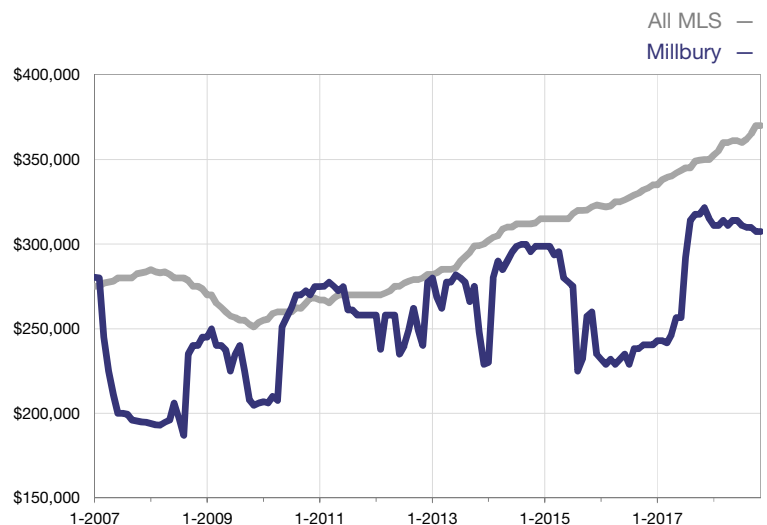
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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