

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	4	- 33.3%	21	12	- 42.9%
Closed Sales	14	7	- 50.0%	22	20	- 9.1%
Median Sales Price*	\$292,500	<b>\$353,000</b>	+ 20.7%	\$297,900	<b>\$360,000</b>	+ 20.8%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	1.4	<b>0.3</b>	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	52	<b>44</b>	- 15.4%	59	<b>33</b>	- 44.1%
Percent of Original List Price Received*	99.3%	<b>96.7%</b>	- 2.6%	96.9%	<b>98.9%</b>	+ 2.1%
New Listings	11	4	- 63.6%	20	8	- 60.0%

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

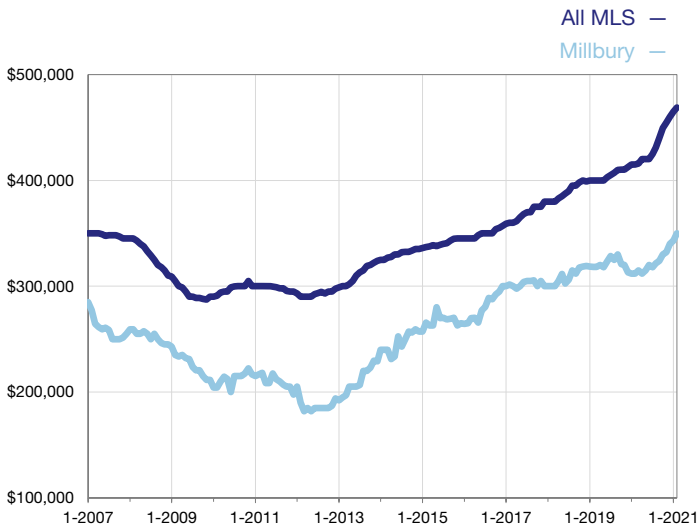
### Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	0	- 100.0%	5	1	- 80.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	<b>\$320,000</b>	--	\$402,000	<b>\$320,000</b>	- 20.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.4</b>	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	<b>46</b>	--	65	<b>27</b>	- 58.5%
Percent of Original List Price Received*	0.0%	<b>100.0%</b>	--	98.5%	<b>102.3%</b>	+ 3.9%
New Listings	0	1	--	4	1	- 75.0%

\* 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

