

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	14	+ 133.3%	43	39	- 9.3%
Closed Sales	9	6	- 33.3%	39	29	- 25.6%
Median Sales Price*	\$318,000	<b>\$358,500</b>	+ 12.7%	\$315,000	<b>\$355,000</b>	+ 12.7%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	40	14	- 65.0%	54	34	- 37.0%
Percent of Original List Price Received*	102.3%	<b>106.7%</b>	+ 4.3%	98.2%	<b>100.6%</b>	+ 2.4%
New Listings	12	19	+ 58.3%	45	40	- 11.1%

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

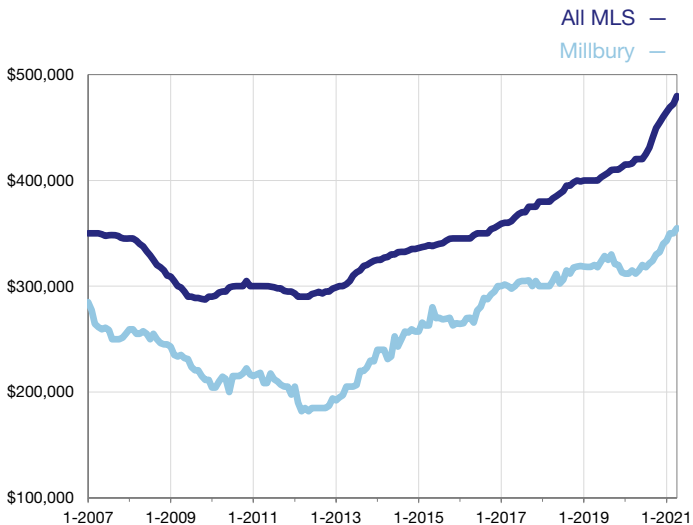
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	2	- 50.0%	10	4	- 60.0%
Closed Sales	3	1	- 66.7%	9	4	- 55.6%
Median Sales Price*	\$330,000	<b>\$385,000</b>	+ 16.7%	\$371,000	<b>\$350,000</b>	- 5.7%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	88	14	- 84.1%	88	24	- 72.7%
Percent of Original List Price Received*	97.4%	<b>102.7%</b>	+ 5.4%	98.4%	<b>102.4%</b>	+ 4.1%
New Listings	3	4	+ 33.3%	8	7	- 12.5%

\* 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

