

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	17	+ 30.8%	56	52	- 7.1%
Closed Sales	8	11	+ 37.5%	47	40	- 14.9%
Median Sales Price*	\$387,500	\$383,838	- 0.9%	\$320,000	\$363,500	+ 13.6%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	48	30	- 37.5%
Percent of Original List Price Received*	99.8%	105.1%	+ 5.3%	98.5%	101.8%	+ 3.4%
New Listings	16	14	- 12.5%	61	54	- 11.5%

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

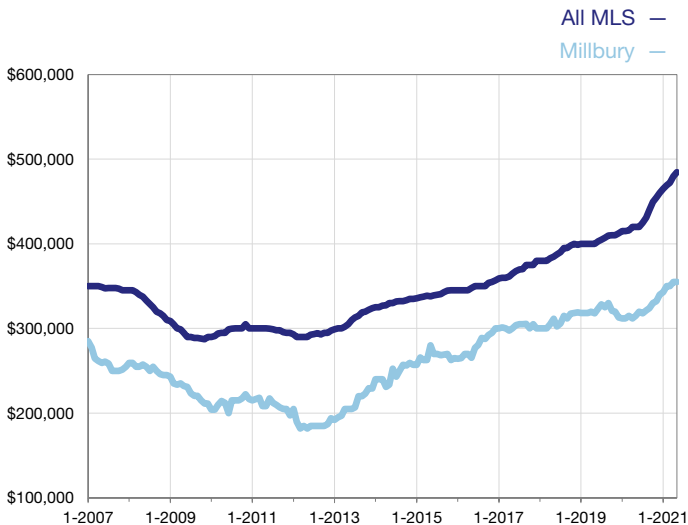
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	11	11	0.0%
Closed Sales	0	0	--	9	4	- 55.6%
Median Sales Price*	\$0	\$0	--	\$371,000	\$350,000	- 5.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	88	24	- 72.7%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	102.4%	+ 4.1%
New Listings	3	2	- 33.3%	11	9	- 18.2%

* 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

