

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	10	+ 25.0%	72	66	- 8.3%
Closed Sales	17	10	- 41.2%	71	64	- 9.9%
Median Sales Price*	\$383,000	\$392,500	+ 2.5%	\$365,000	\$414,000	+ 13.4%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	24	24	0.0%
Percent of Original List Price Received*	104.1%	101.0%	- 3.0%	103.2%	104.0%	+ 0.8%
New Listings	10	14	+ 40.0%	79	73	- 7.6%

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

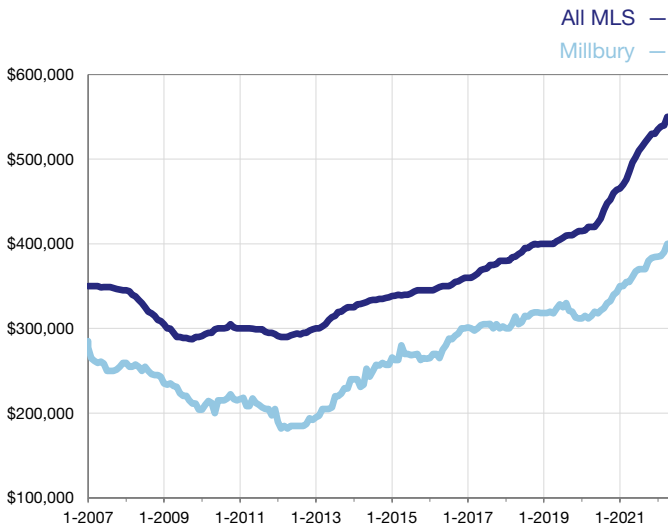
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	14	32	+ 128.6%
Closed Sales	3	6	+ 100.0%	12	26	+ 116.7%
Median Sales Price*	\$288,000	\$445,842	+ 54.8%	\$344,500	\$440,171	+ 27.8%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	13	38	+ 192.3%	18	48	+ 166.7%
Percent of Original List Price Received*	104.2%	106.1%	+ 1.8%	104.2%	105.0%	+ 0.8%
New Listings	0	4	--	13	38	+ 192.3%

* 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

