Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Millbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	18	**8**	- 55.6%	104	**95**	- 8.7%
Closed Sales	9	**12**	+ 33.3%	100	**97**	- 3.0%
Median Sales Price*	$383,612	**$382,500**	- 0.3%	$372,000	**$422,000**	+ 13.4%
Inventory of Homes for Sale	21	**21**	0.0%	--	--	--
Months Supply of Inventory	1.9	**2.2**	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	27	**20**	- 25.9%	24	**25**	+ 4.2%
Percent of Original List Price Received*	99.6%	**101.0%**	+ 1.4%	102.4%	**102.8%**	+ 0.4%
New Listings	12	**15**	+ 25.0%	127	**117**	- 7.9%

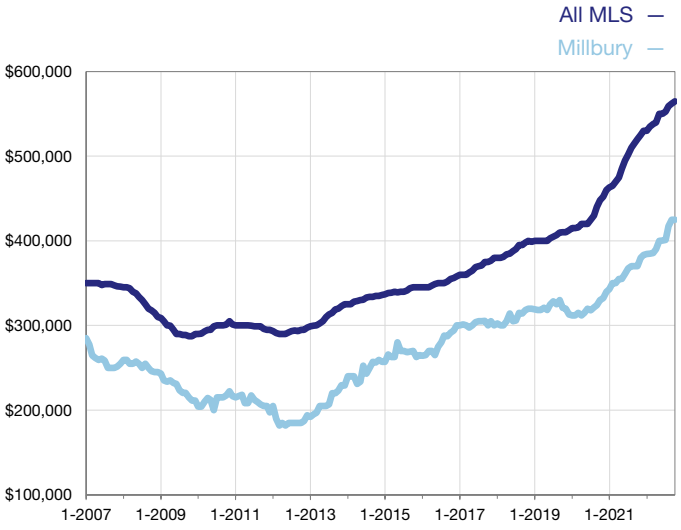
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

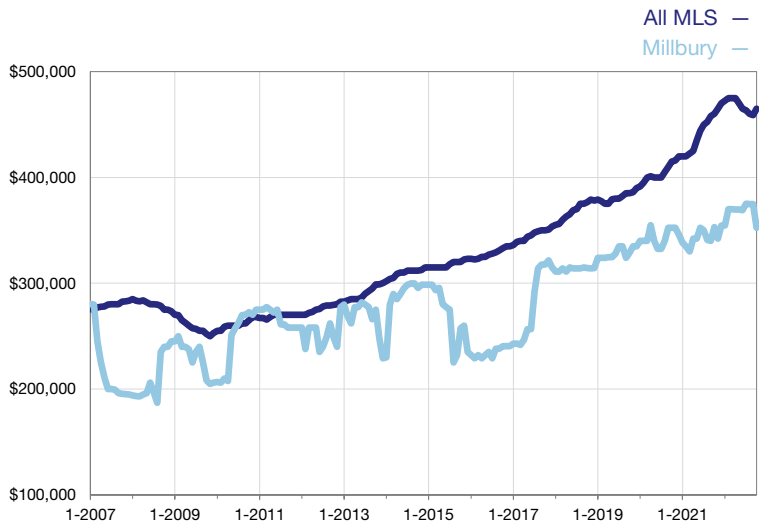
	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	20	**59**	+ 195.0%
Closed Sales	4	**9**	+ 125.0%	18	**46**	+ 155.6%
Median Sales Price*	$377,500	**$500,000**	+ 32.5%	$369,500	**$444,746**	+ 20.4%
Inventory of Homes for Sale	14	**6**	- 57.1%	--	--	--
Months Supply of Inventory	5.8	**1.1**	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	66	**33**	- 50.0%	35	**39**	+ 11.4%
Percent of Original List Price Received*	100.6%	**101.5%**	+ 0.9%	102.8%	**104.9%**	+ 2.0%
New Listings	10	**0**	- 100.0%	31	**54**	+ 74.2%

* 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



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