

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	13	+ 116.7%	13	25	+ 92.3%
Closed Sales	6	8	+ 33.3%	15	17	+ 13.3%
Median Sales Price*	\$395,000	<b>\$442,500</b>	+ 12.0%	\$390,000	<b>\$435,000</b>	+ 11.5%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	69	+ 187.5%	31	60	+ 93.5%
Percent of Original List Price Received*	106.1%	96.0%	- 9.5%	100.9%	95.2%	- 5.6%
New Listings	10	5	- 50.0%	17	17	0.0%

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

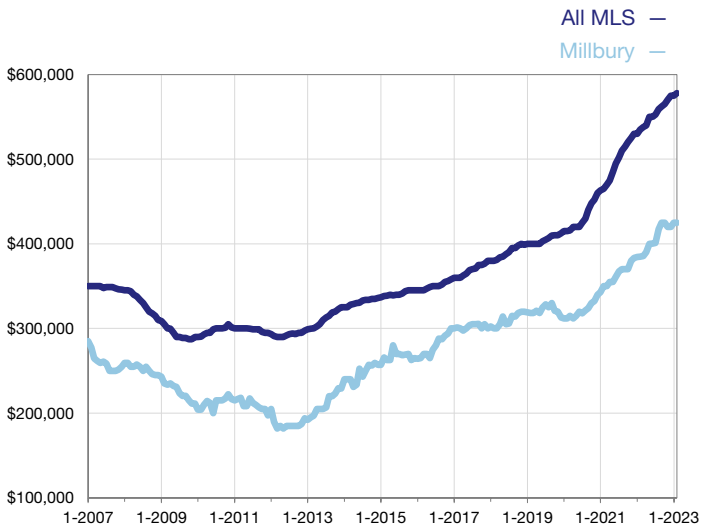
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	5	14	+ 180.0%
Closed Sales	2	6	+ 200.0%	4	10	+ 150.0%
Median Sales Price*	\$422,500	<b>\$520,214</b>	+ 23.1%	\$422,500	<b>\$548,388</b>	+ 29.8%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	6.5	1.0	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	27	63	+ 133.3%	23	76	+ 230.4%
Percent of Original List Price Received*	100.0%	106.6%	+ 6.6%	104.3%	106.5%	+ 2.1%
New Listings	2	4	+ 100.0%	8	6	- 25.0%

\* 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

