

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	26	31	+ 19.2%
Closed Sales	6	15	+ 150.0%	21	32	+ 52.4%
Median Sales Price*	\$395,000	\$400,000	+ 1.3%	\$390,000	\$424,950	+ 9.0%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.5%	33	48	+ 45.5%
Percent of Original List Price Received*	102.6%	100.0%	- 2.5%	101.4%	97.5%	- 3.8%
New Listings	8	12	+ 50.0%	25	29	+ 16.0%

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

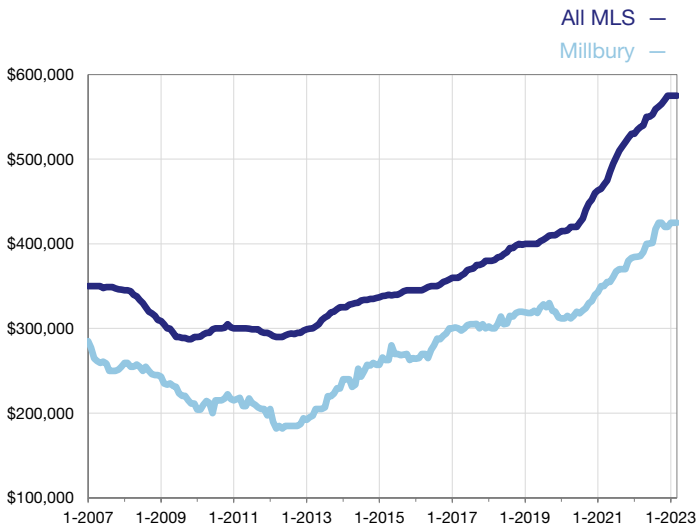
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	16	+ 220.0%	10	24	+ 140.0%
Closed Sales	2	4	+ 100.0%	6	16	+ 166.7%
Median Sales Price*	\$394,250	\$557,331	+ 41.4%	\$422,500	\$547,045	+ 29.5%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	6.3	1.2	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	14	67	+ 378.6%	20	68	+ 240.0%
Percent of Original List Price Received*	107.6%	107.8%	+ 0.2%	105.4%	106.5%	+ 1.0%
New Listings	8	12	+ 50.0%	16	18	+ 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

