

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	33	36	+ 9.1%
Closed Sales	13	4	- 69.2%	34	37	+ 8.8%
Median Sales Price*	\$401,000	\$469,500	+ 17.1%	\$395,000	\$435,000	+ 10.1%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	28	50	+ 78.6%
Percent of Original List Price Received*	103.8%	102.5%	- 1.3%	102.3%	97.9%	- 4.3%
New Listings	12	7	- 41.7%	37	36	- 2.7%

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

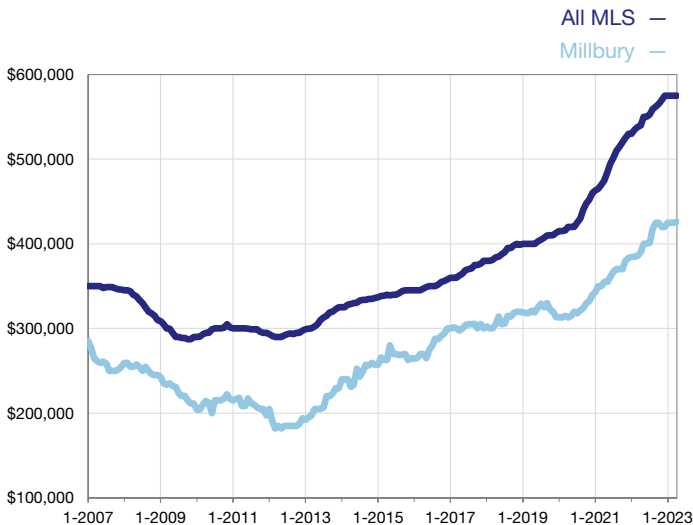
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	16	30	+ 87.5%
Closed Sales	3	4	+ 33.3%	9	20	+ 122.2%
Median Sales Price*	\$284,900	\$502,299	+ 76.3%	\$335,000	\$547,045	+ 63.3%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	6.1	1.7	- 72.1%	--	--	--
Cumulative Days on Market Until Sale	116	13	- 88.8%	52	57	+ 9.6%
Percent of Original List Price Received*	101.8%	106.4%	+ 4.5%	104.2%	106.4%	+ 2.1%
New Listings	7	9	+ 28.6%	23	27	+ 17.4%

* 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

