

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	46	45	- 2.2%
Closed Sales	11	6	- 45.5%	45	43	- 4.4%
Median Sales Price*	\$450,000	\$495,750	+ 10.2%	\$400,000	\$435,500	+ 8.9%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	26	45	+ 73.1%
Percent of Original List Price Received*	109.9%	105.9%	- 3.6%	104.2%	99.1%	- 4.9%
New Listings	13	9	- 30.8%	50	44	- 12.0%

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

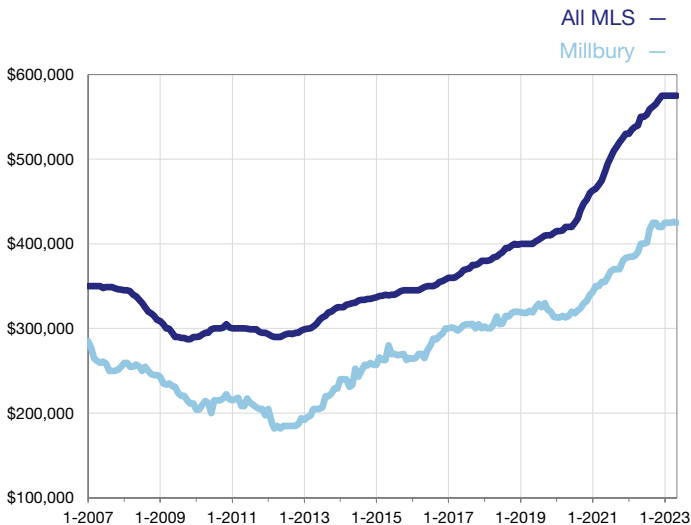
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	11	+ 1,000.0%	17	40	+ 135.3%
Closed Sales	0	4	--	9	24	+ 166.7%
Median Sales Price*	\$0	\$424,650	--	\$335,000	\$543,380	+ 62.2%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	7.3	1.0	- 86.3%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	52	55	+ 5.8%
Percent of Original List Price Received*	0.0%	109.0%	--	104.2%	106.9%	+ 2.6%
New Listings	4	8	+ 100.0%	25	33	+ 32.0%

* 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

