

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	51	55	+ 7.8%
Closed Sales	9	4	- 55.6%	54	47	- 13.0%
Median Sales Price*	\$444,000	\$542,500	+ 22.2%	\$414,000	\$440,000	+ 6.3%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	13	- 18.8%	25	42	+ 68.0%
Percent of Original List Price Received*	106.2%	107.8%	+ 1.5%	104.5%	99.8%	- 4.5%
New Listings	9	13	+ 44.4%	59	57	- 3.4%

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

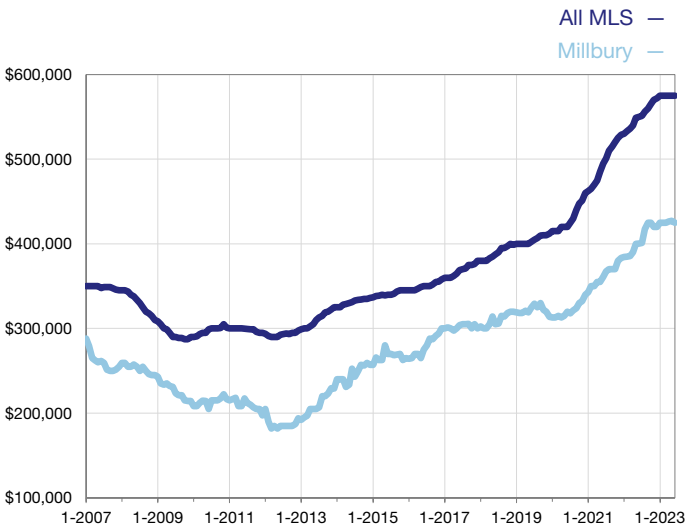
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	11	- 21.4%	31	49	+ 58.1%
Closed Sales	11	6	- 45.5%	20	30	+ 50.0%
Median Sales Price*	\$441,725	\$582,895	+ 32.0%	\$438,120	\$547,045	+ 24.9%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.2	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	50	49	- 2.0%	51	54	+ 5.9%
Percent of Original List Price Received*	105.1%	108.3%	+ 3.0%	104.7%	107.2%	+ 2.4%
New Listings	8	11	+ 37.5%	33	45	+ 36.4%

* 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

