

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	63	60	- 4.8%
Closed Sales	10	9	- 10.0%	64	56	- 12.5%
Median Sales Price*	\$392,500	<b>\$616,000</b>	+ 56.9%	\$414,000	<b>\$450,000</b>	+ 8.7%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.4	<b>0.8</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	20	<b>36</b>	+ 80.0%	24	<b>41</b>	+ 70.8%
Percent of Original List Price Received*	101.0%	<b>104.0%</b>	+ 3.0%	104.0%	<b>100.5%</b>	- 3.4%
New Listings	14	8	- 42.9%	73	63	- 13.7%

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

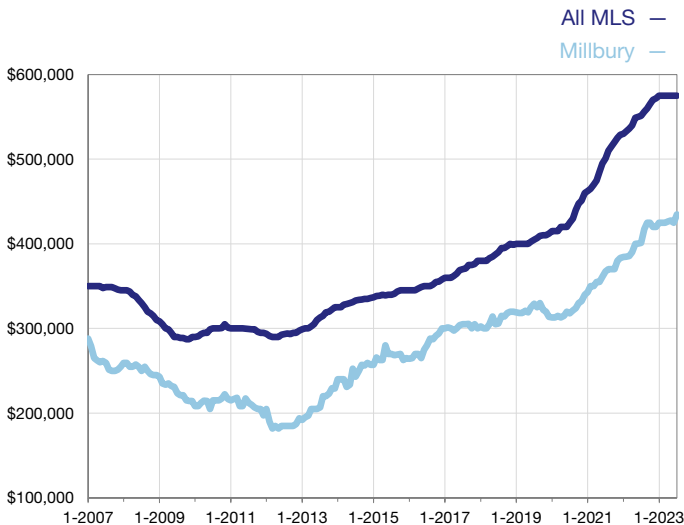
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	14	+ 180.0%	36	63	+ 75.0%
Closed Sales	6	6	0.0%	26	36	+ 38.5%
Median Sales Price*	\$445,842	<b>\$504,100</b>	+ 13.1%	\$440,171	<b>\$543,380</b>	+ 23.4%
Inventory of Homes for Sale	15	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>26</b>	- 31.6%	48	<b>49</b>	+ 2.1%
Percent of Original List Price Received*	106.1%	<b>104.2%</b>	- 1.8%	105.0%	<b>106.7%</b>	+ 1.6%
New Listings	4	10	+ 150.0%	37	55	+ 48.6%

\* 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

