

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	78	71	- 9.0%
Closed Sales	11	9	- 18.2%	75	65	- 13.3%
Median Sales Price*	\$500,000	\$500,000	0.0%	\$425,000	\$468,000	+ 10.1%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	37	34	- 8.1%	26	40	+ 53.8%
Percent of Original List Price Received*	99.6%	101.7%	+ 2.1%	103.3%	100.7%	- 2.5%
New Listings	20	9	- 55.0%	93	72	- 22.6%

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

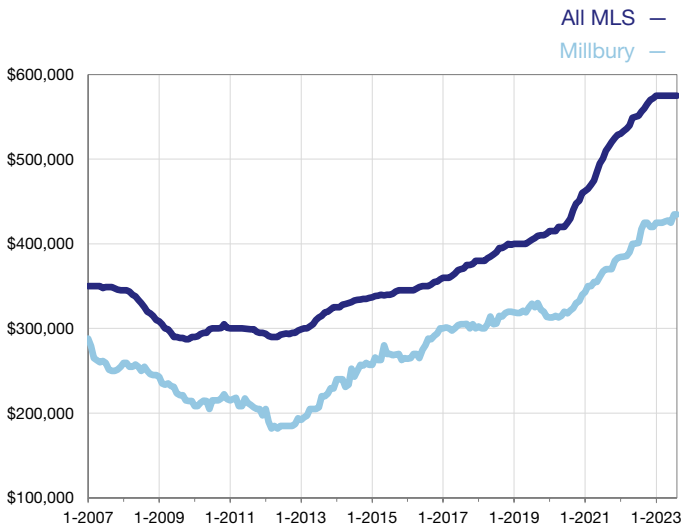
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	42	64	+ 52.4%
Closed Sales	5	9	+ 80.0%	31	45	+ 45.2%
Median Sales Price*	\$444,548	\$497,741	+ 12.0%	\$440,476	\$522,299	+ 18.6%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	3.6	0.4	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	44	44	0.0%
Percent of Original List Price Received*	106.1%	101.4%	- 4.4%	105.2%	105.6%	+ 0.4%
New Listings	7	4	- 42.9%	44	59	+ 34.1%

* 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

