

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	87	80	- 8.0%
Closed Sales	10	12	+ 20.0%	85	77	- 9.4%
Median Sales Price*	\$452,000	\$446,500	- 1.2%	\$425,000	\$460,000	+ 8.2%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	26	38	+ 46.2%
Percent of Original List Price Received*	101.3%	102.7%	+ 1.4%	103.1%	101.0%	- 2.0%
New Listings	8	13	+ 62.5%	101	87	- 13.9%

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

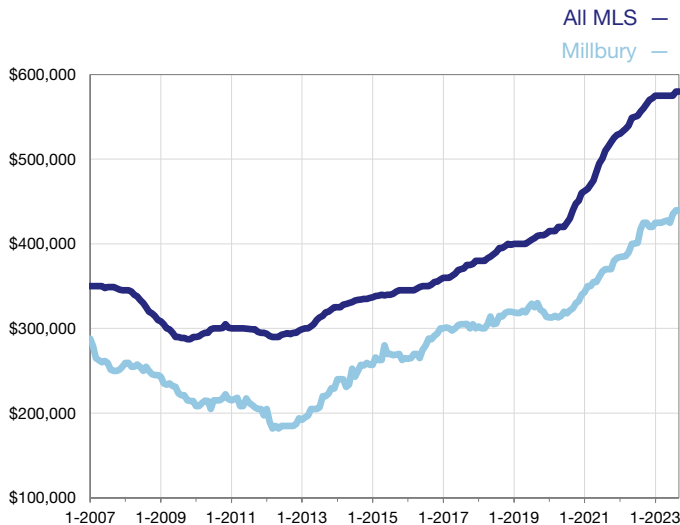
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	48	68	+ 41.7%
Closed Sales	5	7	+ 40.0%	36	52	+ 44.4%
Median Sales Price*	\$535,771	\$558,059	+ 4.2%	\$442,094	\$525,491	+ 18.9%
Inventory of Homes for Sale	17	1	- 94.1%	--	--	--
Months Supply of Inventory	3.6	0.1	- 97.2%	--	--	--
Cumulative Days on Market Until Sale	17	43	+ 152.9%	40	44	+ 10.0%
Percent of Original List Price Received*	108.1%	104.8%	- 3.1%	105.6%	105.5%	- 0.1%
New Listings	7	2	- 71.4%	51	61	+ 19.6%

* 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

