

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	13	+ 62.5%	95	92	- 3.2%
Closed Sales	12	11	- 8.3%	97	88	- 9.3%
Median Sales Price*	\$382,500	\$505,000	+ 32.0%	\$422,000	\$464,000	+ 10.0%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	25	35	+ 40.0%
Percent of Original List Price Received*	101.0%	104.7%	+ 3.7%	102.8%	101.4%	- 1.4%
New Listings	15	12	- 20.0%	116	100	- 13.8%

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

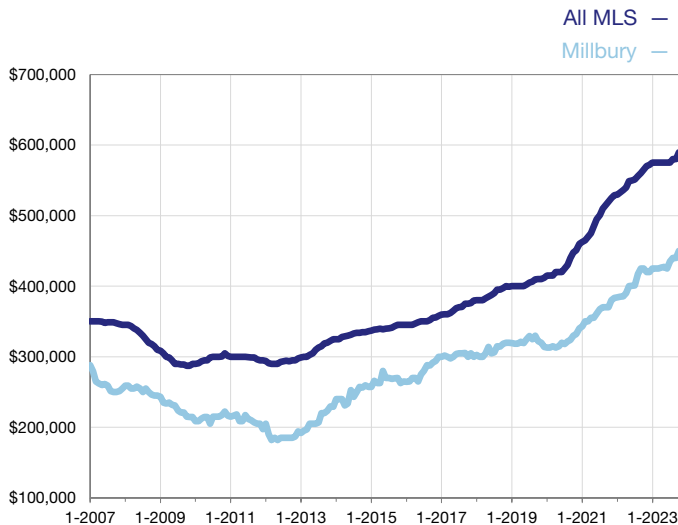
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	53	69	+ 30.2%
Closed Sales	9	9	0.0%	45	61	+ 35.6%
Median Sales Price*	\$500,000	\$500,000	0.0%	\$444,548	\$522,299	+ 17.5%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	33	35	+ 6.1%	39	42	+ 7.7%
Percent of Original List Price Received*	101.5%	104.0%	+ 2.5%	104.8%	105.3%	+ 0.5%
New Listings	0	5	--	51	65	+ 27.5%

* 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

