

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	107	97	- 9.3%
Closed Sales	6	8	+ 33.3%	103	96	- 6.8%
Median Sales Price*	\$405,000	\$430,000	+ 6.2%	\$422,000	\$455,500	+ 7.9%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	21	16	- 23.8%	25	33	+ 32.0%
Percent of Original List Price Received*	102.7%	101.0%	- 1.7%	102.8%	101.4%	- 1.4%
New Listings	15	9	- 40.0%	131	108	- 17.6%

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

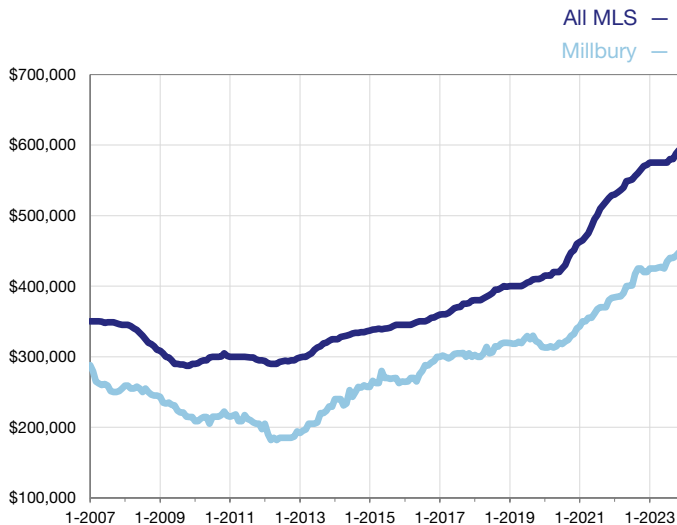
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	55	72	+ 30.9%
Closed Sales	4	5	+ 25.0%	49	66	+ 34.7%
Median Sales Price*	\$536,302	\$552,030	+ 2.9%	\$444,944	\$526,404	+ 18.3%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	42	33	- 21.4%	39	42	+ 7.7%
Percent of Original List Price Received*	103.5%	106.7%	+ 3.1%	104.7%	105.4%	+ 0.7%
New Listings	4	4	0.0%	55	69	+ 25.5%

* 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

