

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	114	106	- 7.0%
Closed Sales	10	7	- 30.0%	113	103	- 8.8%
Median Sales Price*	\$370,950	\$455,000	+ 22.7%	\$420,000	\$455,000	+ 8.3%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	25	18	- 28.0%	25	32	+ 28.0%
Percent of Original List Price Received*	98.2%	93.7%	- 4.6%	102.4%	100.9%	- 1.5%
New Listings	1	6	+ 500.0%	132	115	- 12.9%

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

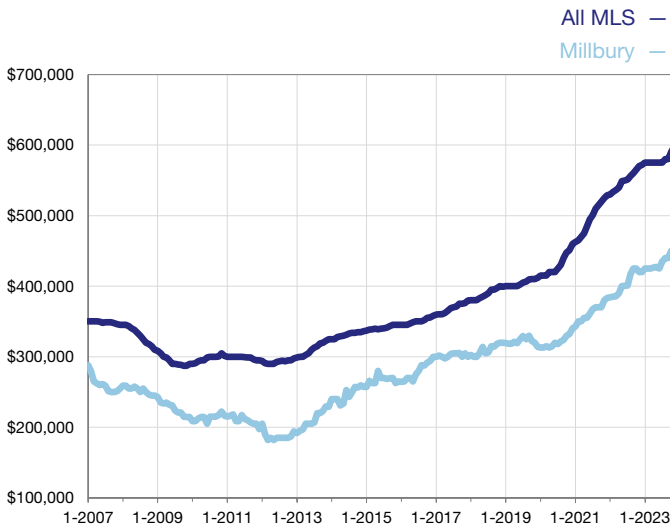
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	63	76	+ 20.6%
Closed Sales	4	4	0.0%	53	70	+ 32.1%
Median Sales Price*	\$513,054	\$536,442	+ 4.6%	\$447,900	\$528,245	+ 17.9%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	3.2	1.7	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	36	18	- 50.0%	39	40	+ 2.6%
Percent of Original List Price Received*	107.5%	106.6%	- 0.8%	104.9%	105.5%	+ 0.6%
New Listings	11	12	+ 9.1%	66	80	+ 21.2%

* 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

