

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

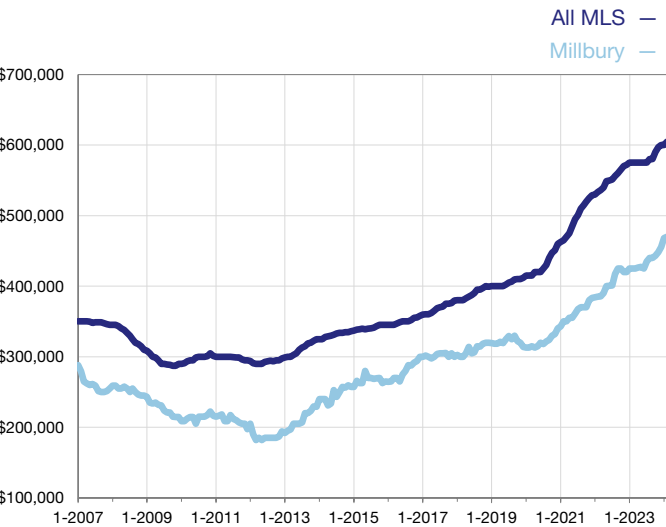
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				12	5	- 58.3%	24	15	- 37.5%
Closed Sales				8	9	+ 12.5%	17	18	+ 5.9%
Median Sales Price*				\$442,500	\$514,900	+ 16.4%	\$435,000	\$471,950	+ 8.5%
Inventory of Homes for Sale				6	5	- 16.7%	--	--	--
Months Supply of Inventory				0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale				69	45	- 34.8%	60	39	- 35.0%
Percent of Original List Price Received*				96.0%	94.8%	- 1.3%	95.2%	95.8%	+ 0.6%
New Listings				5	9	+ 80.0%	17	12	- 29.4%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	5	+ 66.7%	8	9	+ 12.5%
Closed Sales				6	3	- 50.0%	12	7	- 41.7%
Median Sales Price*				\$520,214	\$544,969	+ 4.8%	\$547,045	\$517,894	- 5.3%
Inventory of Homes for Sale				12	8	- 33.3%	--	--	--
Months Supply of Inventory				2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale				63	30	- 52.4%	69	28	- 59.4%
Percent of Original List Price Received*				106.6%	105.1%	- 1.4%	106.0%	104.7%	- 1.2%
New Listings				4	6	+ 50.0%	6	6	0.0%

* 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

