

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

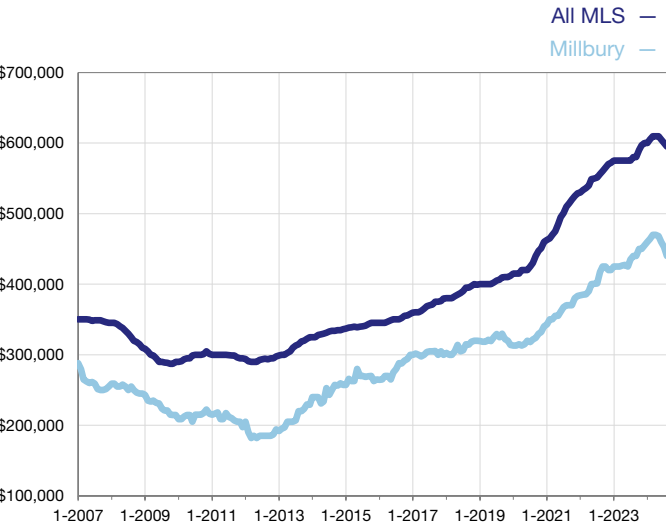
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	11	- 15.4%	70	83	+ 18.6%
Closed Sales	9	12	+ 33.3%	65	77	+ 18.5%
Median Sales Price*	\$500,000	\$432,000	- 13.6%	\$468,000	\$470,000	+ 0.4%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.5%	40	27	- 32.5%
Percent of Original List Price Received*	101.7%	102.3%	+ 0.6%	100.7%	100.9%	+ 0.2%
New Listings	11	20	+ 81.8%	74	104	+ 40.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	63	40	- 36.5%
Closed Sales	9	8	- 11.1%	45	43	- 4.4%
Median Sales Price*	\$497,741	\$577,536	+ 16.0%	\$522,299	\$544,969	+ 4.3%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	44	32	- 27.3%
Percent of Original List Price Received*	101.4%	106.5%	+ 5.0%	105.6%	105.2%	- 0.4%
New Listings	4	2	- 50.0%	56	38	- 32.1%

* 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

