

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

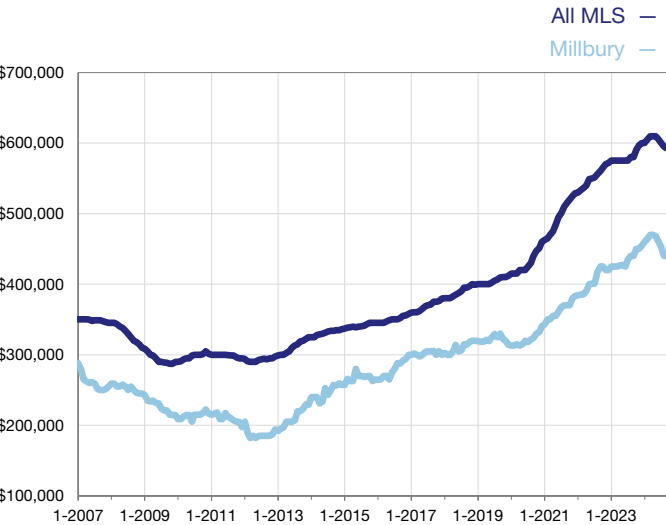
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	17	+ 112.5%	78	97	+ 24.4%
Closed Sales	12	10	- 16.7%	77	87	+ 13.0%
Median Sales Price*	\$446,500	\$467,500	+ 4.7%	\$460,000	\$470,000	+ 2.2%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	38	28	- 26.3%
Percent of Original List Price Received*	102.7%	100.5%	- 2.1%	101.0%	100.9%	- 0.1%
New Listings	14	15	+ 7.1%	88	118	+ 34.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	11	+ 120.0%	68	50	- 26.5%
Closed Sales	7	4	- 42.9%	52	47	- 9.6%
Median Sales Price*	\$558,059	\$571,379	+ 2.4%	\$525,491	\$555,992	+ 5.8%
Inventory of Homes for Sale	0	9	--	--	--	--
Months Supply of Inventory	0.0	1.9	--	--	--	--
Cumulative Days on Market Until Sale	43	45	+ 4.7%	44	33	- 25.0%
Percent of Original List Price Received*	104.8%	105.9%	+ 1.0%	105.5%	105.3%	- 0.2%
New Listings	1	13	+ 1,200.0%	57	50	- 12.3%

* 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

