

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

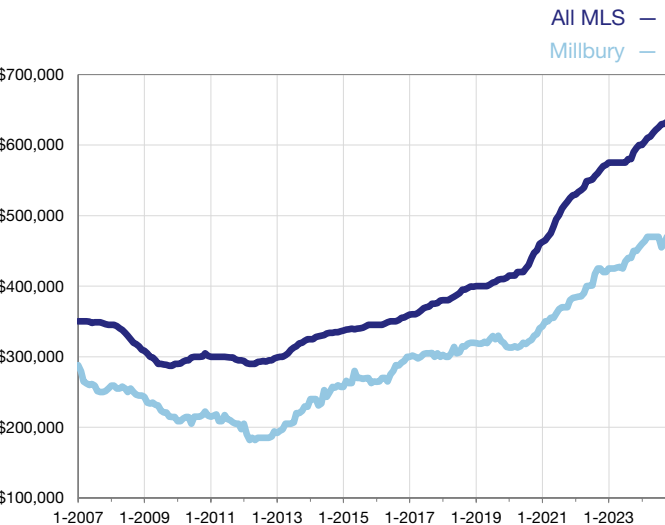
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	17	+ 88.9%	87	108	+ 24.1%
Closed Sales	11	12	+ 9.1%	88	100	+ 13.6%
Median Sales Price*	\$505,000	\$526,500	+ 4.3%	\$464,000	\$475,000	+ 2.4%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	13	25	+ 92.3%	35	27	- 22.9%
Percent of Original List Price Received*	104.7%	99.2%	- 5.3%	101.4%	100.7%	- 0.7%
New Listings	12	13	+ 8.3%	100	131	+ 31.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	9	+ 800.0%	69	54	- 21.7%
Closed Sales	9	9	0.0%	61	56	- 8.2%
Median Sales Price*	\$500,000	\$535,662	+ 7.1%	\$522,299	\$550,744	+ 5.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	31	44	+ 41.9%	42	35	- 16.7%
Percent of Original List Price Received*	104.0%	102.9%	- 1.1%	105.3%	104.9%	- 0.4%
New Listings	5	3	- 40.0%	62	54	- 12.9%

* 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

