

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	16	+ 128.6%	94	121	+ 28.7%
Closed Sales	8	12	+ 50.0%	96	112	+ 16.7%
Median Sales Price*	\$430,000	\$440,000	+ 2.3%	\$455,500	\$475,000	+ 4.3%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	16	32	+ 100.0%	33	28	- 15.2%
Percent of Original List Price Received*	101.0%	102.0%	+ 1.0%	101.4%	100.8%	- 0.6%
New Listings	9	9	0.0%	109	140	+ 28.4%

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

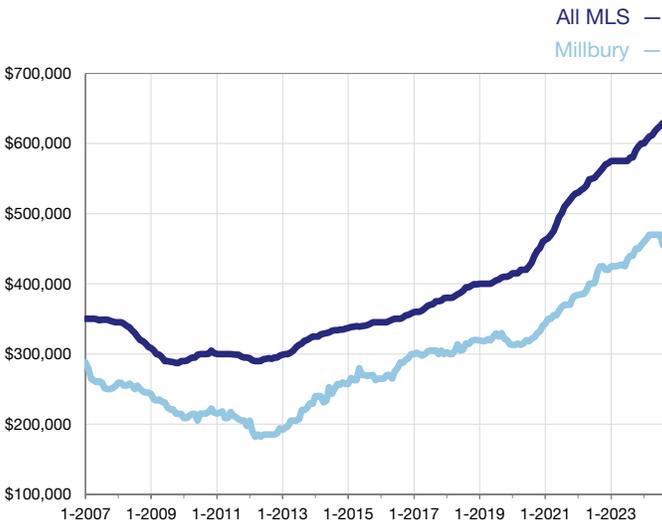
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	71	57	- 19.7%
Closed Sales	5	5	0.0%	66	61	- 7.6%
Median Sales Price*	\$552,030	\$685,417	+ 24.2%	\$526,404	\$559,121	+ 6.2%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	41	35	- 14.6%
Percent of Original List Price Received*	106.7%	109.1%	+ 2.2%	105.4%	105.3%	- 0.1%
New Listings	3	3	0.0%	65	58	- 10.8%

* 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

