

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

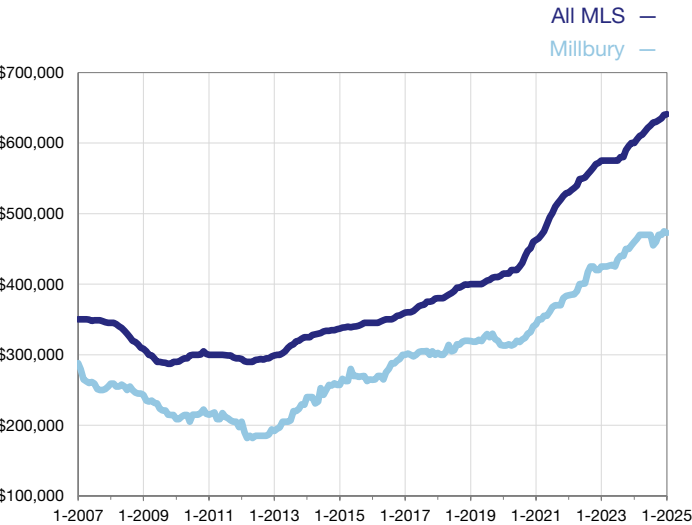
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	9	5	- 44.4%
Closed Sales	9	10	+ 11.1%	9	10	+ 11.1%
Median Sales Price*	\$429,000	\$437,500	+ 2.0%	\$429,000	\$437,500	+ 2.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	34	61	+ 79.4%	34	61	+ 79.4%
Percent of Original List Price Received*	96.9%	95.0%	- 2.0%	96.9%	95.0%	- 2.0%
New Listings	3	7	+ 133.3%	3	7	+ 133.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$512,549	\$500,000	- 2.4%	\$512,549	\$500,000	- 2.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	26	38	+ 46.2%	26	38	+ 46.2%
Percent of Original List Price Received*	104.4%	103.8%	- 0.6%	104.4%	103.8%	- 0.6%
New Listings	0	6	--	0	6	--

* 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

