

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

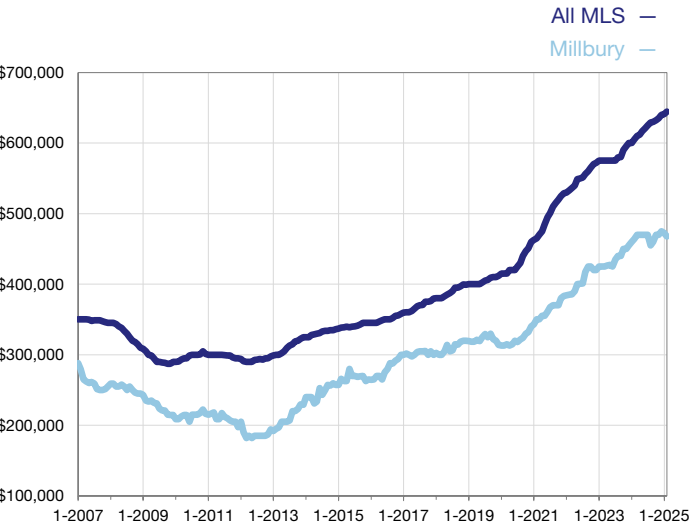
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	14	8	- 42.9%
Closed Sales	9	3	- 66.7%	18	13	- 27.8%
Median Sales Price*	\$514,900	\$410,000	- 20.4%	\$471,950	\$430,000	- 8.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	45	28	- 37.8%	39	54	+ 38.5%
Percent of Original List Price Received*	94.8%	103.8%	+ 9.5%	95.8%	97.1%	+ 1.4%
New Listings	9	5	- 44.4%	12	11	- 8.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	8	9	+ 12.5%
Closed Sales	3	7	+ 133.3%	7	10	+ 42.9%
Median Sales Price*	\$544,969	\$427,000	- 21.6%	\$517,894	\$463,500	- 10.5%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	30	51	+ 70.0%	28	47	+ 67.9%
Percent of Original List Price Received*	105.1%	100.7%	- 4.2%	104.7%	101.6%	- 3.0%
New Listings	7	1	- 85.7%	7	7	0.0%

* 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

