

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	10	+ 42.9%	21	18	- 14.3%
Closed Sales	3	8	+ 166.7%	21	21	0.0%
Median Sales Price*	\$350,000	\$507,500	+ 45.0%	\$365,000	\$445,000	+ 21.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	19	52	+ 173.7%	37	53	+ 43.2%
Percent of Original List Price Received*	97.8%	98.7%	+ 0.9%	96.1%	97.7%	+ 1.7%
New Listings	10	11	+ 10.0%	22	23	+ 4.5%

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

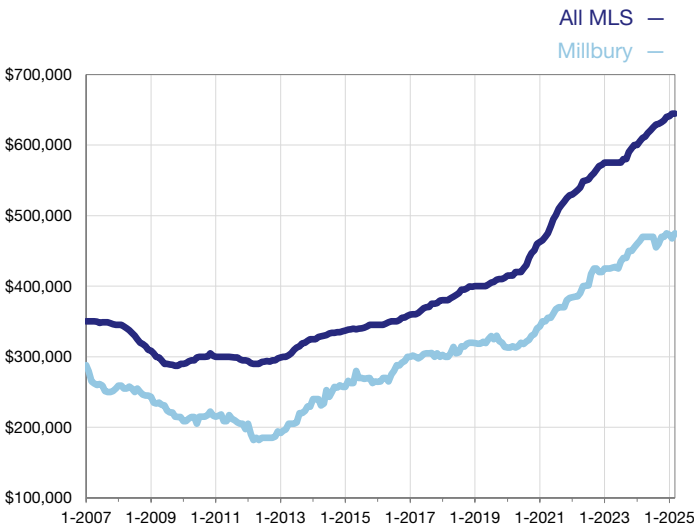
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	1	- 88.9%	17	10	- 41.2%
Closed Sales	10	3	- 70.0%	17	13	- 23.5%
Median Sales Price*	\$565,633	\$682,789	+ 20.7%	\$544,969	\$578,785	+ 6.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	43	104	+ 141.9%	37	60	+ 62.2%
Percent of Original List Price Received*	107.5%	104.4%	- 2.9%	106.3%	102.3%	- 3.8%
New Listings	5	0	- 100.0%	12	7	- 41.7%

* 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

