

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	6	- 60.0%	49	32	- 34.7%
Closed Sales	11	12	+ 9.1%	36	40	+ 11.1%
Median Sales Price*	\$675,000	\$635,000	- 5.9%	\$454,500	\$481,250	+ 5.9%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	30	37	+ 23.3%
Percent of Original List Price Received*	101.3%	105.4%	+ 4.0%	98.6%	102.3%	+ 3.8%
New Listings	25	19	- 24.0%	60	49	- 18.3%

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

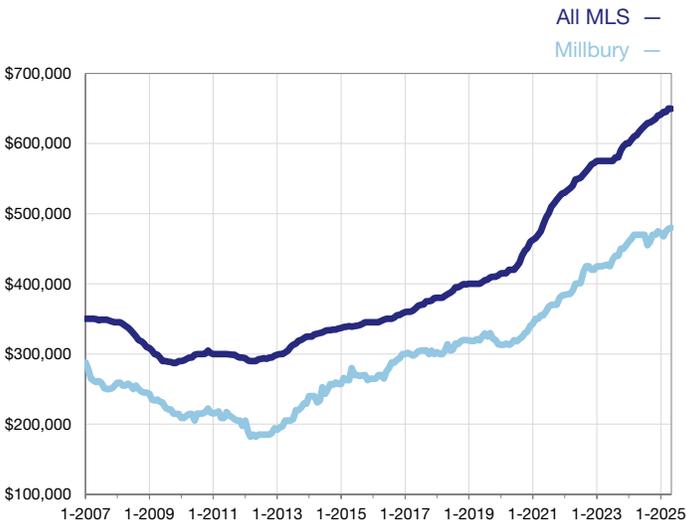
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	3	- 40.0%	27	16	- 40.7%
Closed Sales	4	6	+ 50.0%	26	22	- 15.4%
Median Sales Price*	\$578,768	\$602,450	+ 4.1%	\$553,851	\$604,393	+ 9.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	22	60	+ 172.7%	36	64	+ 77.8%
Percent of Original List Price Received*	103.9%	102.3%	- 1.5%	106.1%	102.4%	- 3.5%
New Listings	3	4	+ 33.3%	21	13	- 38.1%

* 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

