

# Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	14	+ 7.7%	62	45	- 27.4%
Closed Sales	15	8	- 46.7%	51	48	- 5.9%
Median Sales Price*	\$497,500	\$599,500	+ 20.5%	\$475,000	\$512,000	+ 7.8%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	28	44	+ 57.1%	29	38	+ 31.0%
Percent of Original List Price Received*	104.8%	100.8%	- 3.8%	100.4%	102.1%	+ 1.7%
New Listings	13	9	- 30.8%	73	58	- 20.5%

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

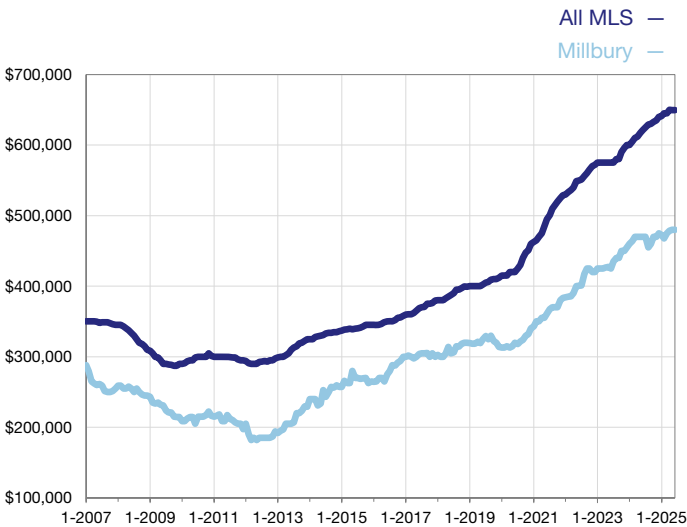
### Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	33	19	- 42.4%
Closed Sales	6	2	- 66.7%	32	24	- 25.0%
Median Sales Price*	\$529,950	\$390,000	- 26.4%	\$546,775	\$576,843	+ 5.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	36	60	+ 66.7%
Percent of Original List Price Received*	102.5%	101.9%	- 0.6%	105.4%	102.3%	- 2.9%
New Listings	10	5	- 50.0%	31	18	- 41.9%

\* 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

