

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	14	+ 27.3%	73	54	- 26.0%
Closed Sales	14	7	- 50.0%	65	56	- 13.8%
Median Sales Price*	\$505,000	<b>\$525,000</b>	+ 4.0%	\$475,000	<b>\$522,500</b>	+ 10.0%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	27	35	+ 29.6%
Percent of Original List Price Received*	101.4%	<b>103.0%</b>	+ 1.6%	100.6%	<b>102.2%</b>	+ 1.6%
New Listings	11	21	+ 90.9%	84	79	- 6.0%

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

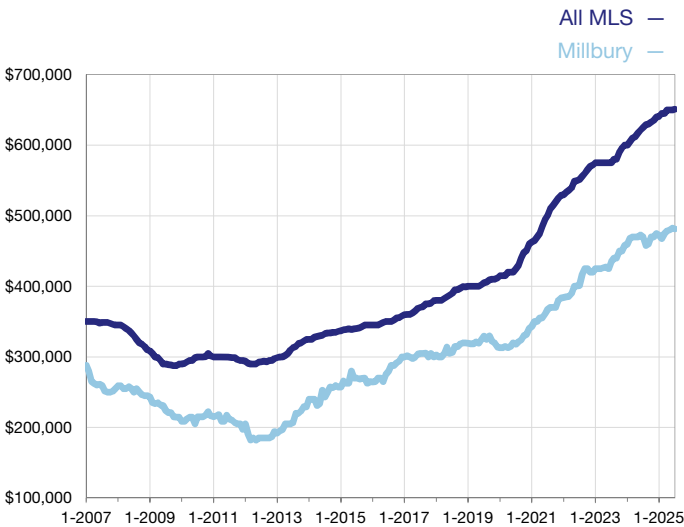
### Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	3	- 25.0%	37	22	- 40.5%
Closed Sales	5	5	0.0%	37	30	- 18.9%
Median Sales Price*	\$543,452	<b>\$445,000</b>	- 18.1%	\$544,969	<b>\$562,450</b>	+ 3.2%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	37	61	+ 64.9%
Percent of Original List Price Received*	103.7%	<b>100.8%</b>	- 2.8%	105.2%	<b>102.2%</b>	- 2.9%
New Listings	6	3	- 50.0%	37	21	- 43.2%

\* 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

