

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	7	- 12.5%	128	103	- 19.5%
Closed Sales	11	7	- 36.4%	123	109	- 11.4%
Median Sales Price*	\$550,000	\$475,000	- 13.6%	\$475,000	\$515,000	+ 8.4%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	29	35	+ 20.7%
Percent of Original List Price Received*	96.1%	97.4%	+ 1.4%	100.4%	100.2%	- 0.2%
New Listings	3	3	0.0%	143	117	- 18.2%

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

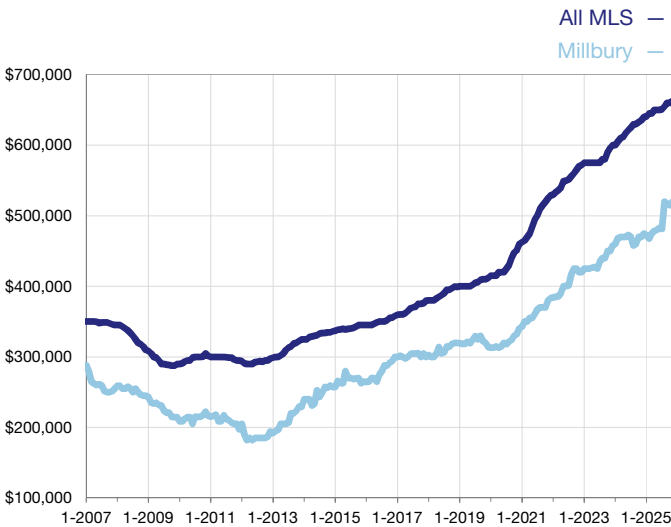
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	58	40	- 31.0%
Closed Sales	4	2	- 50.0%	67	44	- 34.3%
Median Sales Price*	\$401,250	\$417,500	+ 4.0%	\$555,992	\$482,500	- 13.2%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	42	21	- 50.0%	37	52	+ 40.5%
Percent of Original List Price Received*	102.6%	99.6%	- 2.9%	105.2%	101.3%	- 3.7%
New Listings	1	0	- 100.0%	59	37	- 37.3%

* 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

