

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	8	+ 166.7%	8	11	+ 37.5%
Closed Sales	3	3	0.0%	13	10	- 23.1%
Median Sales Price*	\$410,000	\$510,000	+ 24.4%	\$430,000	\$505,000	+ 17.4%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	28	8	- 71.4%	54	35	- 35.2%
Percent of Original List Price Received*	103.8%	101.3%	- 2.4%	97.1%	99.5%	+ 2.5%
New Listings	5	4	- 20.0%	12	8	- 33.3%

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

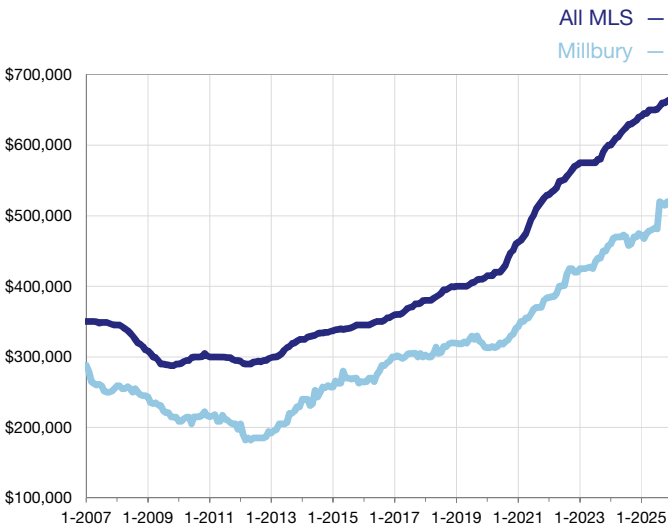
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	9	2	- 77.8%
Closed Sales	7	3	- 57.1%	10	7	- 30.0%
Median Sales Price*	\$427,000	\$470,000	+ 10.1%	\$463,500	\$470,000	+ 1.4%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	51	22	- 56.9%	47	50	+ 6.4%
Percent of Original List Price Received*	100.7%	98.4%	- 2.3%	101.6%	95.4%	- 6.1%
New Listings	1	3	+ 200.0%	7	8	+ 14.3%

* 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

