

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Millbury

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	9	0.0%	25	23	- 8.0%
Closed Sales	7	3	- 57.1%	28	19	- 32.1%
Median Sales Price*	\$705,000	<b>\$525,000</b>	- 25.5%	\$460,750	<b>\$500,000</b>	+ 8.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	15	76	+ 406.7%	43	42	- 2.3%
Percent of Original List Price Received*	111.2%	<b>94.3%</b>	- 15.2%	101.1%	<b>99.1%</b>	- 2.0%
New Listings	8	12	+ 50.0%	30	26	- 13.3%

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

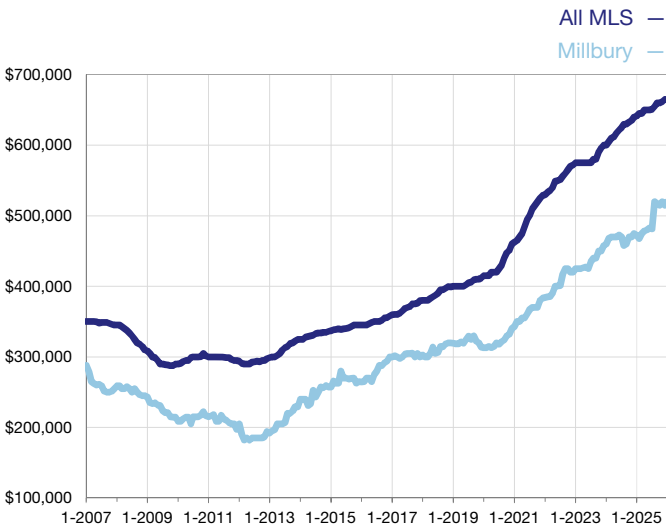
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	13	8	- 38.5%
Closed Sales	3	3	0.0%	16	12	- 25.0%
Median Sales Price*	\$643,346	<b>\$515,000</b>	- 19.9%	\$611,066	<b>\$492,500</b>	- 19.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	88	32	- 63.6%	65	41	- 36.9%
Percent of Original List Price Received*	102.8%	<b>100.5%</b>	- 2.2%	102.4%	<b>98.1%</b>	- 4.2%
New Listings	2	2	0.0%	9	12	+ 33.3%

\* 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

