

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

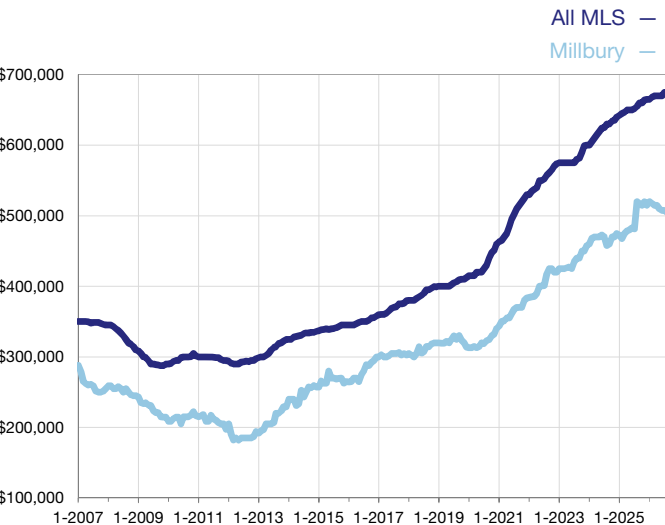
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	9	- 47.1%	69	59	- 14.5%
Closed Sales	15	10	- 33.3%	71	53	- 25.4%
Median Sales Price*	\$549,000	\$496,000	- 9.7%	\$525,000	\$505,000	- 3.8%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	34	31	- 8.8%
Percent of Original List Price Received*	98.3%	99.5%	+ 1.2%	101.3%	99.7%	- 1.6%
New Listings	8	8	0.0%	87	77	- 11.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	27	16	- 40.7%
Closed Sales	2	6	+ 200.0%	32	20	- 37.5%
Median Sales Price*	\$349,950	\$557,450	+ 59.3%	\$559,900	\$527,450	- 5.8%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.4	+ 580.0%	--	--	--
Cumulative Days on Market Until Sale	28	46	+ 64.3%	59	39	- 33.9%
Percent of Original List Price Received*	99.3%	99.2%	- 0.1%	102.0%	99.1%	- 2.8%
New Listings	3	7	+ 133.3%	23	28	+ 21.7%

* 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

