Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Millbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**18**	+ 157.1%	85	**83**	- 2.4%
Closed Sales	11	**9**	- 18.2%	94	**73**	- 22.3%
Median Sales Price*	$540,000	**$455,000**	- 15.7%	$517,500	**$512,500**	- 1.0%
Inventory of Homes for Sale	19	**16**	- 15.8%	--	--	--
Months Supply of Inventory	2.1	**2.0**	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	39	**47**	+ 20.5%	35	**34**	- 2.9%
Percent of Original List Price Received*	97.5%	**100.9%**	+ 3.5%	100.5%	**99.6%**	- 0.9%
New Listings	15	**12**	- 20.0%	110	**103**	- 6.4%

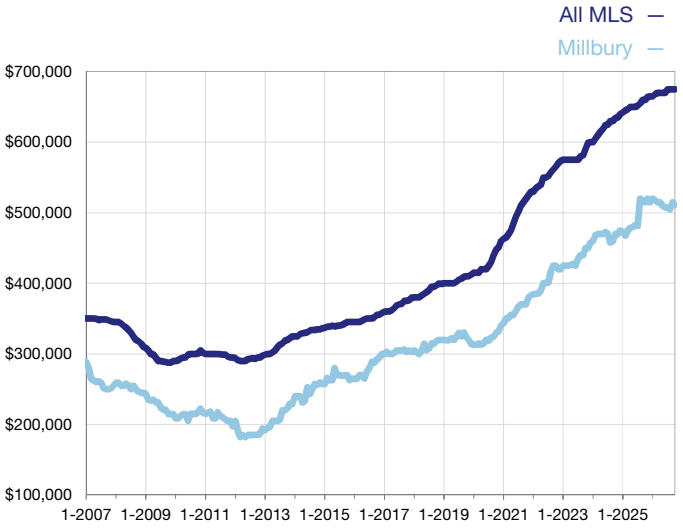
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

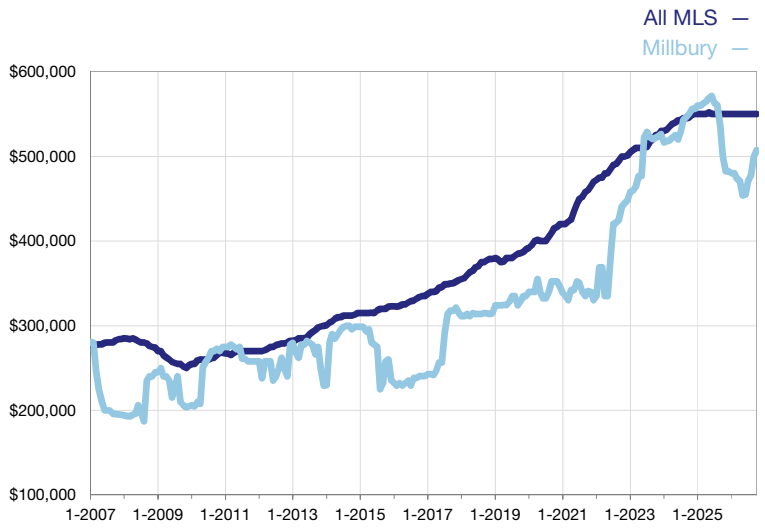
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	32	**22**	- 31.3%
Closed Sales	3	**2**	- 33.3%	40	**24**	- 40.0%
Median Sales Price*	$472,500	**$546,000**	+ 15.6%	$482,500	**$527,450**	+ 9.3%
Inventory of Homes for Sale	4	**13**	+ 225.0%	--	--	--
Months Supply of Inventory	1.3	**4.3**	+ 230.8%	--	--	--
Cumulative Days on Market Until Sale	18	**94**	+ 422.2%	54	**43**	- 20.4%
Percent of Original List Price Received*	101.5%	**91.8%**	- 9.6%	101.8%	**98.4%**	- 3.3%
New Listings	2	**5**	+ 150.0%	30	**39**	+ 30.0%

* 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



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