Local Market Update – August 2018

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

Milton

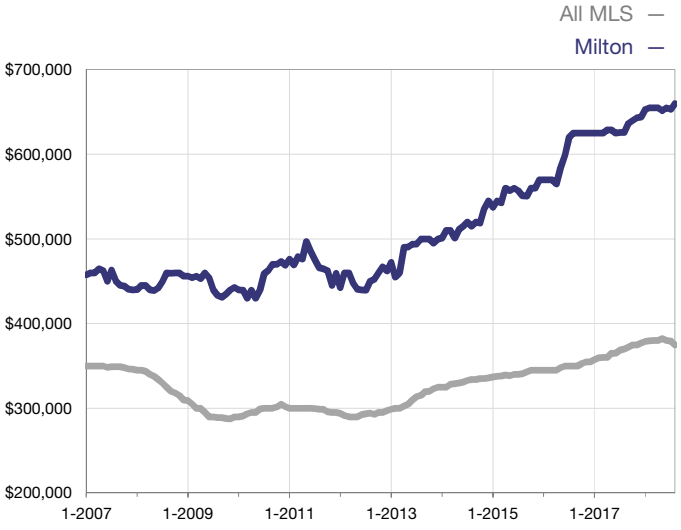
Single-Family Properties	August			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	23	**20**	- 13.0%	209	**173**	- 17.2%
Closed Sales	33	**22**	- 33.3%	197	**161**	- 18.3%
Median Sales Price*	$600,000	**$686,000**	+ 14.3%	$640,000	**$700,000**	+ 9.4%
Inventory of Homes for Sale	57	**39**	- 31.6%	--	--	--
Months Supply of Inventory	2.5	**1.8**	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	41	**61**	+ 48.8%	46	**56**	+ 21.7%
Percent of Original List Price Received*	99.6%	**101.4%**	+ 1.8%	99.6%	**100.1%**	+ 0.5%
New Listings	28	**19**	- 32.1%	260	**202**	- 22.3%

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

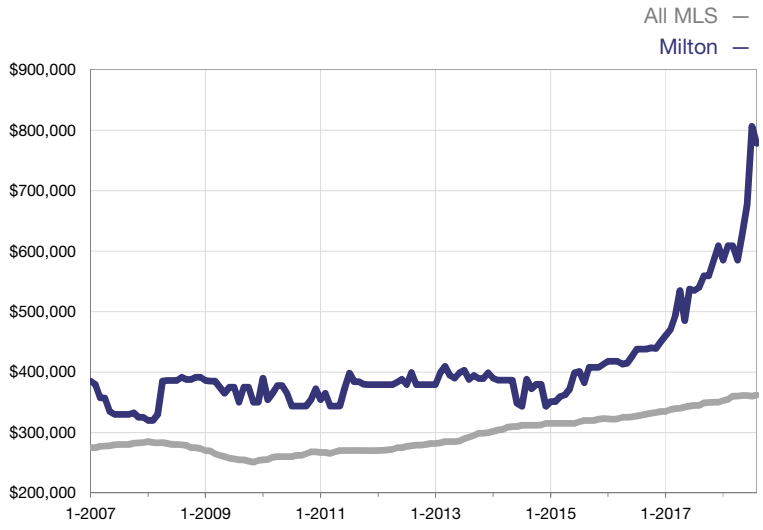
Condominium Properties	August			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	2	**2**	0.0%	23	**18**	- 21.7%
Closed Sales	4	**4**	0.0%	24	**13**	- 45.8%
Median Sales Price*	$824,475	**$524,950**	- 36.3%	$559,000	**$599,900**	+ 7.3%
Inventory of Homes for Sale	9	**8**	- 11.1%	--	--	--
Months Supply of Inventory	3.4	**3.3**	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	43	**114**	+ 165.1%	50	**84**	+ 68.0%
Percent of Original List Price Received*	95.5%	**98.2%**	+ 2.8%	99.0%	**97.5%**	- 1.5%
New Listings	6	**3**	- 50.0%	31	**21**	- 32.3%

* 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



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