

# Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milford

### Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	21	+ 23.5%	173	175	+ 1.2%
Closed Sales	20	28	+ 40.0%	165	155	- 6.1%
Median Sales Price*	\$386,750	<b>\$388,000</b>	+ 0.3%	\$349,900	<b>\$370,000</b>	+ 5.7%
Inventory of Homes for Sale	50	37	- 26.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	39	43	+ 10.3%
Percent of Original List Price Received*	100.1%	99.8%	- 0.3%	99.3%	98.7%	- 0.6%
New Listings	30	27	- 10.0%	223	211	- 5.4%

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

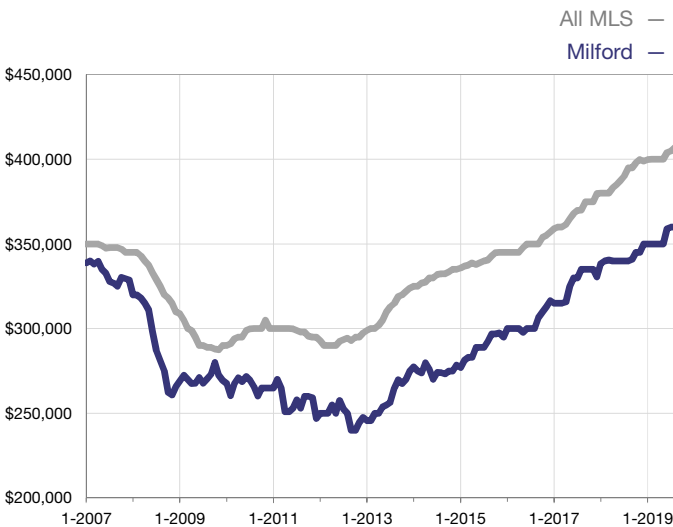
### Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	7	+ 16.7%	66	85	+ 28.8%
Closed Sales	15	15	0.0%	67	65	- 3.0%
Median Sales Price*	\$260,000	<b>\$268,000</b>	+ 3.1%	\$270,000	<b>\$277,500</b>	+ 2.8%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	31	25	- 19.4%
Percent of Original List Price Received*	101.4%	100.5%	- 0.9%	100.3%	100.4%	+ 0.1%
New Listings	7	12	+ 71.4%	71	100	+ 40.8%

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

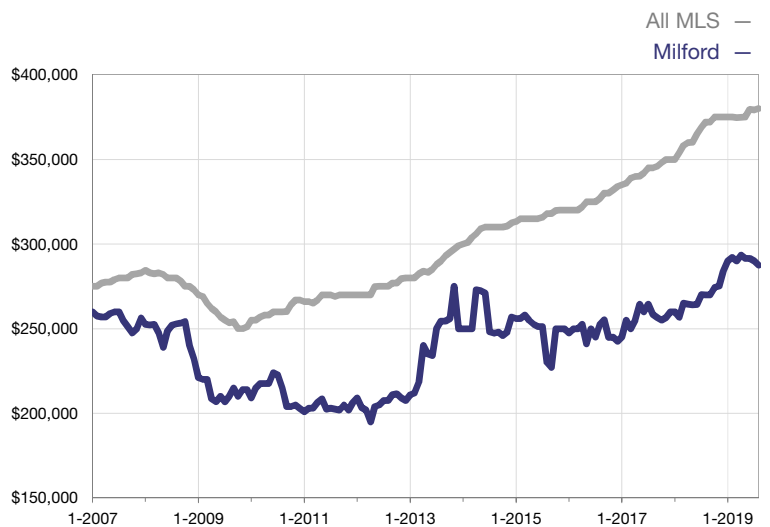
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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