

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	25	27	+ 8.0%	153	143	- 6.5%
Closed Sales	27	19	- 29.6%	127	123	- 3.1%
Median Sales Price*	\$395,000	\$440,000	+ 11.4%	\$368,000	\$410,000	+ 11.4%
Inventory of Homes for Sale	39	12	- 69.2%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 13.8%	46	53	+ 15.2%
Percent of Original List Price Received*	99.7%	101.8%	+ 2.1%	98.5%	99.2%	+ 0.7%
New Listings	20	19	- 5.0%	184	145	- 21.2%

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

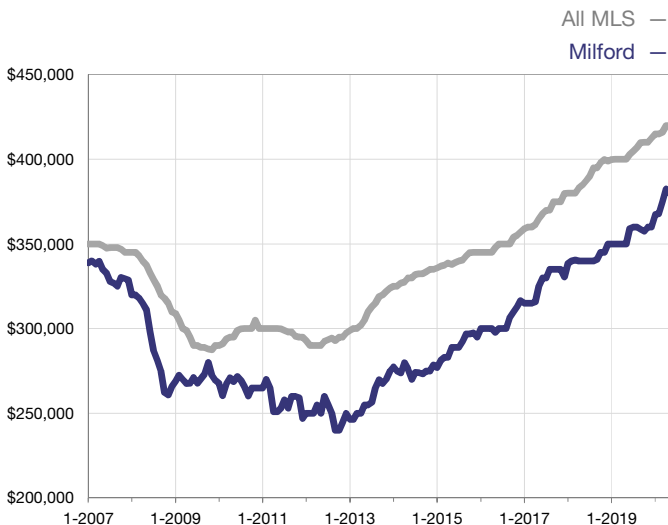
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	10	- 47.4%	78	57	- 26.9%
Closed Sales	9	4	- 55.6%	51	49	- 3.9%
Median Sales Price*	\$270,000	\$177,500	- 34.3%	\$279,900	\$270,000	- 3.5%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	19	7	- 63.2%	23	36	+ 56.5%
Percent of Original List Price Received*	99.7%	102.1%	+ 2.4%	100.3%	100.3%	0.0%
New Listings	13	10	- 23.1%	88	65	- 26.1%

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

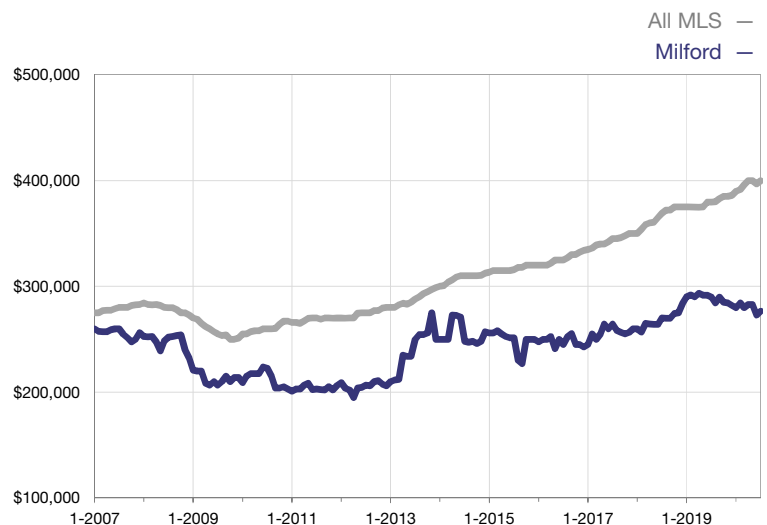
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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