

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	20	22	+ 10.0%
Closed Sales	10	11	+ 10.0%	24	21	- 12.5%
Median Sales Price*	\$446,000	\$490,000	+ 9.9%	\$446,000	\$485,000	+ 8.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	35	+ 75.0%	22	34	+ 54.5%
Percent of Original List Price Received*	103.0%	97.6%	- 5.2%	102.9%	98.7%	- 4.1%
New Listings	6	7	+ 16.7%	17	16	- 5.9%

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

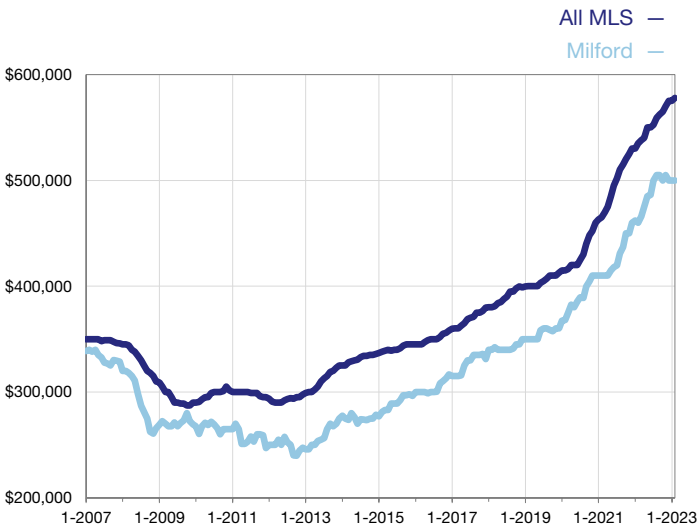
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	8	6	- 25.0%
Closed Sales	5	4	- 20.0%	8	7	- 12.5%
Median Sales Price*	\$255,000	\$435,500	+ 70.8%	\$295,000	\$429,000	+ 45.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	29	31	+ 6.9%
Percent of Original List Price Received*	98.9%	99.9%	+ 1.0%	99.6%	99.8%	+ 0.2%
New Listings	6	2	- 66.7%	10	8	- 20.0%

* 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

