

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	29	23	- 20.7%	216	200	- 7.4%
Closed Sales	26	20	- 23.1%	192	187	- 2.6%
Median Sales Price*	\$343,000	\$346,000	+ 0.9%	\$338,500	\$349,000	+ 3.1%
Inventory of Homes for Sale	47	41	- 12.8%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	32	52	+ 62.5%	47	40	- 14.9%
Percent of Original List Price Received*	98.4%	99.0%	+ 0.6%	99.6%	99.7%	+ 0.1%
New Listings	33	24	- 27.3%	257	250	- 2.7%

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

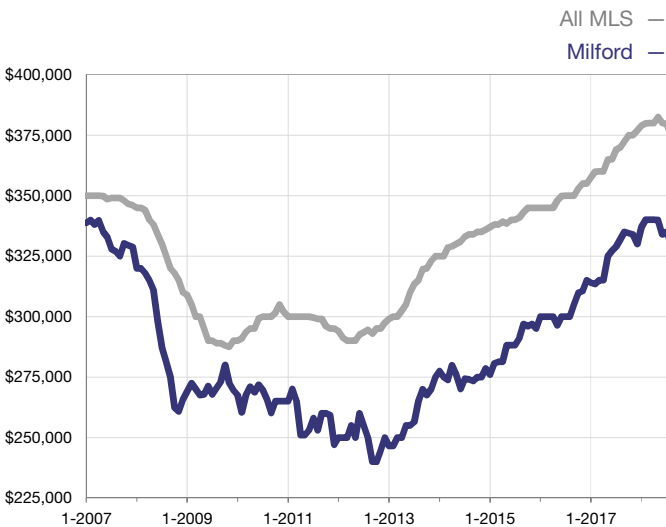
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	11	6	- 45.5%	93	71	- 23.7%
Closed Sales	5	7	+ 40.0%	84	74	- 11.9%
Median Sales Price*	\$379,900	\$328,000	- 13.7%	\$259,950	\$271,200	+ 4.3%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	52	36	- 30.8%	58	32	- 44.8%
Percent of Original List Price Received*	97.1%	100.2%	+ 3.2%	98.9%	100.3%	+ 1.4%
New Listings	14	8	- 42.9%	115	78	- 32.2%

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

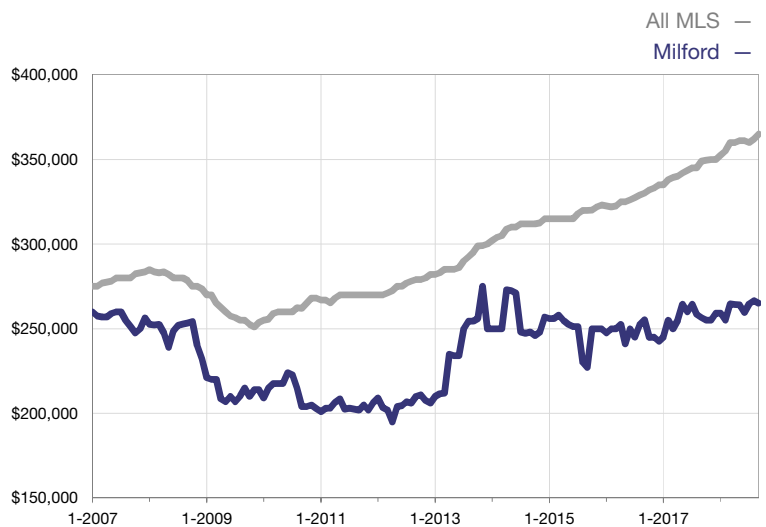
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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