

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	25	+ 66.7%	156	154	- 1.3%
Closed Sales	33	27	- 18.2%	145	127	- 12.4%
Median Sales Price*	\$365,000	\$395,000	+ 8.2%	\$348,000	\$368,000	+ 5.7%
Inventory of Homes for Sale	40	33	- 17.5%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	29	- 25.6%	40	46	+ 15.0%
Percent of Original List Price Received*	98.3%	99.7%	+ 1.4%	99.2%	98.5%	- 0.7%
New Listings	22	20	- 9.1%	193	184	- 4.7%

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

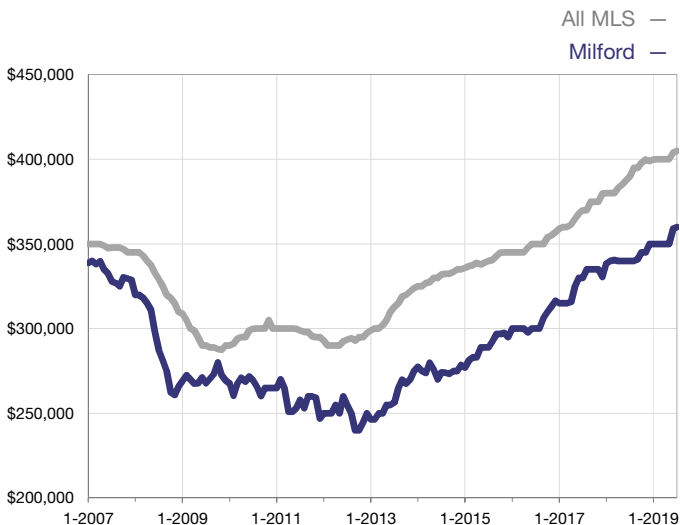
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	19	+ 72.7%	60	79	+ 31.7%
Closed Sales	6	7	+ 16.7%	52	49	- 5.8%
Median Sales Price*	\$326,000	\$272,000	- 16.6%	\$274,350	\$284,000	+ 3.5%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	34	24	- 29.4%
Percent of Original List Price Received*	97.4%	99.5%	+ 2.2%	99.9%	100.3%	+ 0.4%
New Listings	7	13	+ 85.7%	64	88	+ 37.5%

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

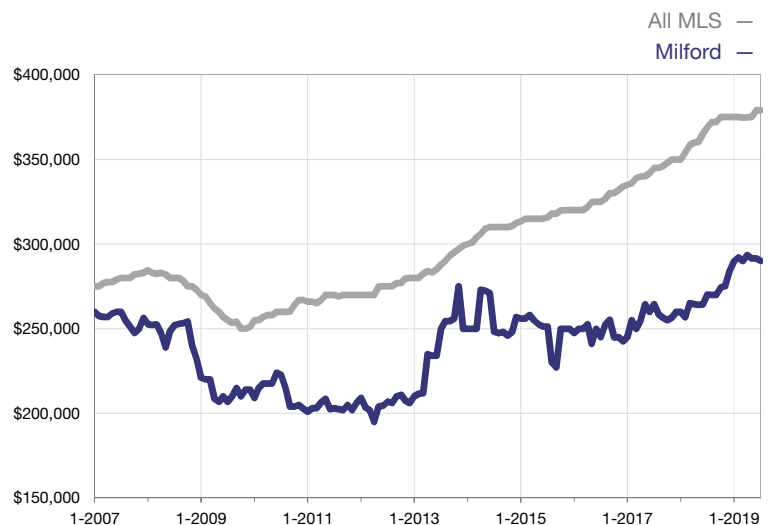
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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