

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	29	30	+ 3.4%	128	120	- 6.3%
Closed Sales	23	23	0.0%	100	104	+ 4.0%
Median Sales Price*	\$400,000	\$430,000	+ 7.5%	\$362,500	\$410,000	+ 13.1%
Inventory of Homes for Sale	46	17	- 63.0%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	50	57	+ 14.0%
Percent of Original List Price Received*	100.4%	100.3%	- 0.1%	98.2%	98.8%	+ 0.6%
New Listings	39	32	- 17.9%	164	126	- 23.2%

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

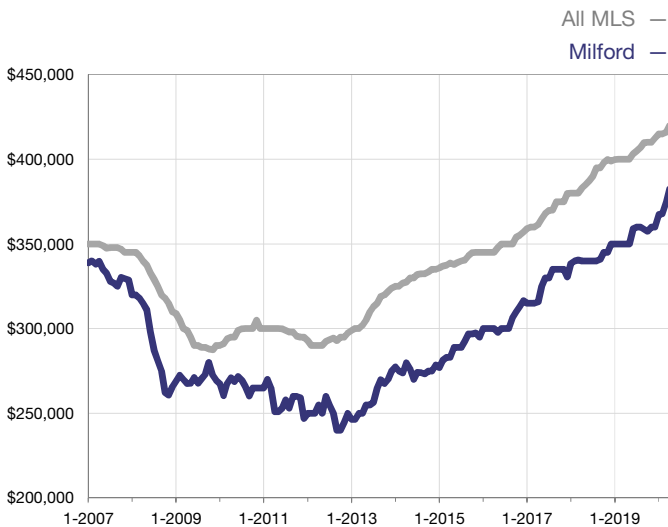
Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	9	- 40.0%	59	47	- 20.3%
Closed Sales	12	8	- 33.3%	42	45	+ 7.1%
Median Sales Price*	\$293,000	\$229,000	- 21.8%	\$289,950	\$272,500	- 6.0%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	16	30	+ 87.5%	24	39	+ 62.5%
Percent of Original List Price Received*	100.7%	100.6%	- 0.1%	100.4%	100.1%	- 0.3%
New Listings	20	11	- 45.0%	75	55	- 26.7%

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

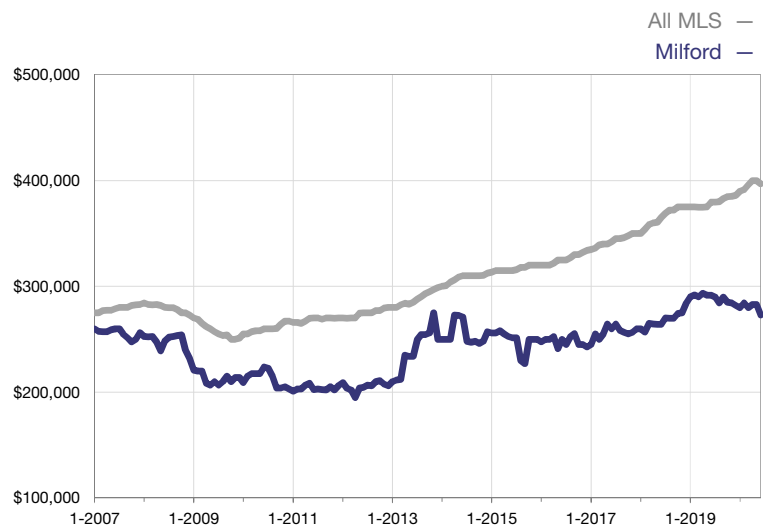
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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