

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	14	- 6.7%	72	78	+ 8.3%
Closed Sales	14	19	+ 35.7%	63	61	- 3.2%
Median Sales Price*	\$402,500	\$441,000	+ 9.6%	\$397,500	\$431,000	+ 8.4%
Inventory of Homes for Sale	31	8	- 74.2%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	69	24	- 65.2%	63	23	- 63.5%
Percent of Original List Price Received*	100.0%	106.0%	+ 6.0%	98.1%	104.7%	+ 6.7%
New Listings	20	21	+ 5.0%	77	81	+ 5.2%

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

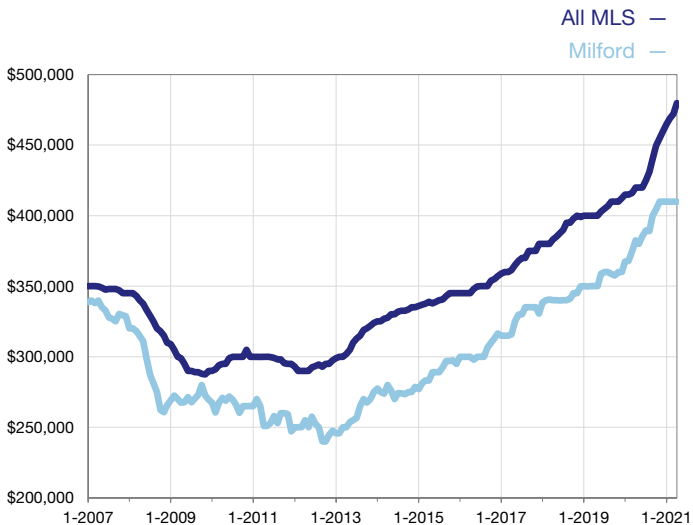
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	7	- 30.0%	32	31	- 3.1%
Closed Sales	9	10	+ 11.1%	28	23	- 17.9%
Median Sales Price*	\$314,500	\$332,500	+ 5.7%	\$283,500	\$357,500	+ 26.1%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	72	54	- 25.0%	46	41	- 10.9%
Percent of Original List Price Received*	101.0%	105.0%	+ 4.0%	100.2%	102.3%	+ 2.1%
New Listings	6	6	0.0%	33	28	- 15.2%

* 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

