

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milford

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	28	+ 64.7%	89	104	+ 16.9%
Closed Sales	18	17	- 5.6%	81	78	- 3.7%
Median Sales Price*	\$394,000	\$440,000	+ 11.7%	\$397,500	\$435,000	+ 9.4%
Inventory of Homes for Sale	30	5	- 83.3%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--
Cumulative Days on Market Until Sale	68	34	- 50.0%	64	25	- 60.9%
Percent of Original List Price Received*	99.2%	107.9%	+ 8.8%	98.3%	105.4%	+ 7.2%
New Listings	17	25	+ 47.1%	94	105	+ 11.7%

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

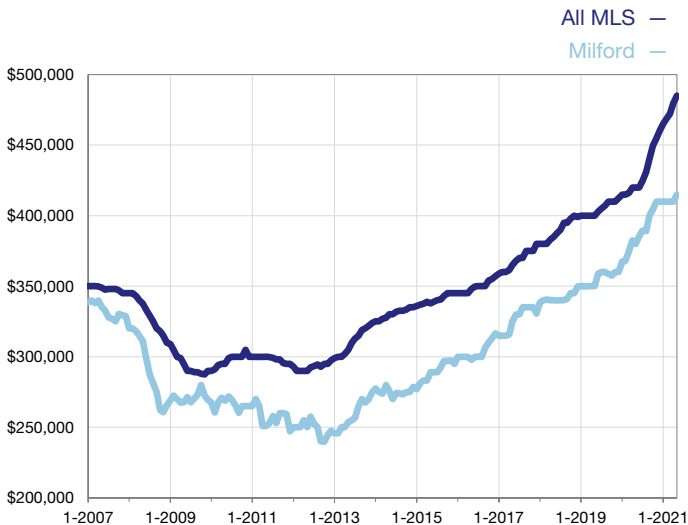
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	9	+ 50.0%	38	41	+ 7.9%
Closed Sales	9	14	+ 55.6%	37	37	0.0%
Median Sales Price*	\$270,000	\$405,000	+ 50.0%	\$283,000	\$370,000	+ 30.7%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	1.1	0.1	- 90.9%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	41	33	- 19.5%
Percent of Original List Price Received*	99.2%	108.9%	+ 9.8%	100.0%	104.8%	+ 4.8%
New Listings	11	10	- 9.1%	44	39	- 11.4%

\* 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

