

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	38	+ 81.0%	92	132	+ 43.5%
Closed Sales	17	20	+ 17.6%	71	89	+ 25.4%
Median Sales Price*	\$805,000	\$862,500	+ 7.1%	\$805,000	\$850,000	+ 5.6%
Inventory of Homes for Sale	43	16	- 62.8%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	80	34	- 57.5%
Percent of Original List Price Received*	98.4%	109.2%	+ 11.0%	96.3%	104.2%	+ 8.2%
New Listings	30	34	+ 13.3%	116	149	+ 28.4%

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

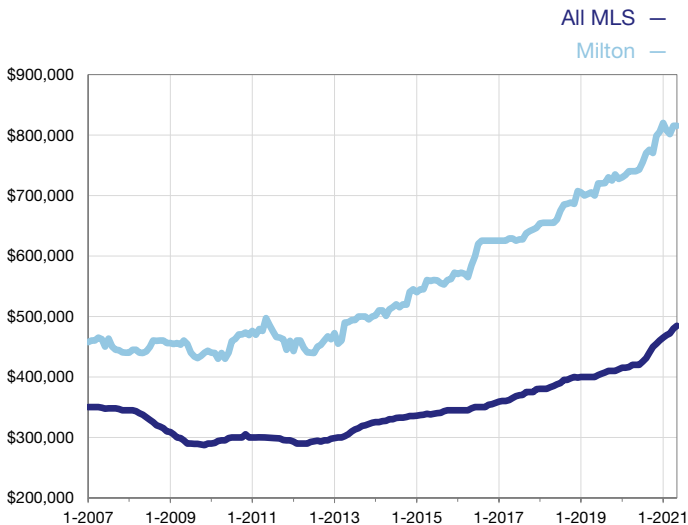
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	4	0.0%	7	13	+ 85.7%
Closed Sales	1	0	- 100.0%	6	9	+ 50.0%
Median Sales Price*	\$431,000	\$0	- 100.0%	\$489,750	\$544,900	+ 11.3%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	5.1	1.4	- 72.5%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	31	69	+ 122.6%
Percent of Original List Price Received*	108.0%	0.0%	- 100.0%	99.6%	98.6%	- 1.0%
New Listings	3	1	- 66.7%	19	12	- 36.8%

\* 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

