

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	12	- 36.8%	35	22	- 37.1%
Closed Sales	13	10	- 23.1%	24	24	0.0%
Median Sales Price*	\$500,000	\$446,000	- 10.8%	\$437,500	\$446,000	+ 1.9%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	29	22	- 24.1%
Percent of Original List Price Received*	103.4%	103.0%	- 0.4%	101.4%	102.9%	+ 1.5%
New Listings	18	6	- 66.7%	39	17	- 56.4%

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

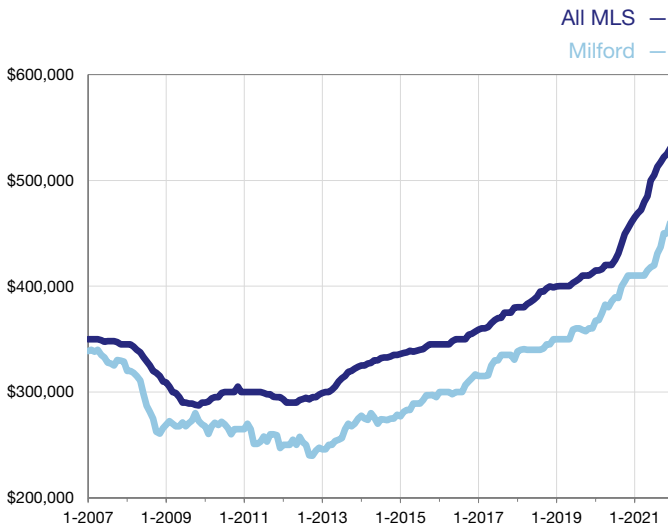
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	5	- 16.7%	10	10	0.0%
Closed Sales	1	5	+ 400.0%	5	8	+ 60.0%
Median Sales Price*	\$285,000	\$255,000	- 10.5%	\$357,500	\$295,000	- 17.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	26	29	+ 11.5%
Percent of Original List Price Received*	95.0%	98.9%	+ 4.1%	100.7%	99.6%	- 1.1%
New Listings	6	6	0.0%	9	10	+ 11.1%

* 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

