

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	27	15	- 44.4%	229	196	- 14.4%
Closed Sales	21	14	- 33.3%	216	194	- 10.2%
Median Sales Price*	\$380,000	\$487,250	+ 28.2%	\$457,500	\$500,000	+ 9.3%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	22	20	- 9.1%
Percent of Original List Price Received*	106.9%	101.4%	- 5.1%	105.8%	104.9%	- 0.9%
New Listings	21	13	- 38.1%	254	220	- 13.4%

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

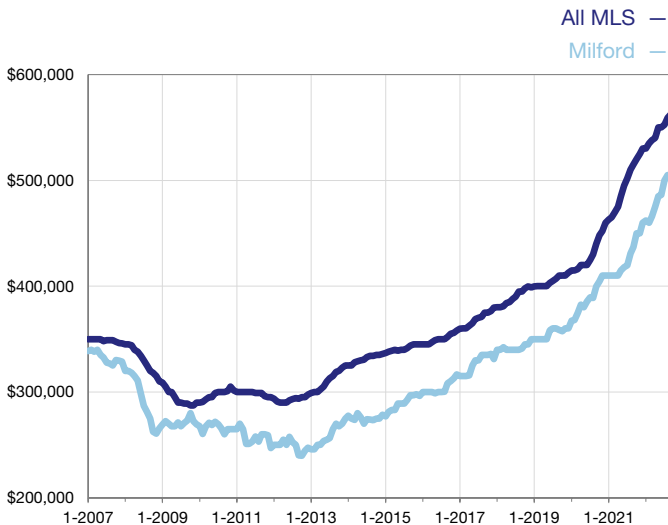
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	97	69	- 28.9%
Closed Sales	9	5	- 44.4%	94	73	- 22.3%
Median Sales Price*	\$370,000	\$359,000	- 3.0%	\$362,450	\$352,000	- 2.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	21	25	+ 19.0%	23	17	- 26.1%
Percent of Original List Price Received*	100.0%	99.0%	- 1.0%	104.4%	103.9%	- 0.5%
New Listings	6	5	- 16.7%	98	78	- 20.4%

* 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

