

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	17	- 15.0%	65	48	- 26.2%
Closed Sales	16	7	- 56.3%	50	39	- 22.0%
Median Sales Price*	\$534,750	<b>\$575,000</b>	+ 7.5%	\$486,000	<b>\$495,000</b>	+ 1.9%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	11	46	+ 318.2%	19	35	+ 84.2%
Percent of Original List Price Received*	110.7%	98.3%	- 11.2%	106.0%	99.1%	- 6.5%
New Listings	20	23	+ 15.0%	71	52	- 26.8%

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

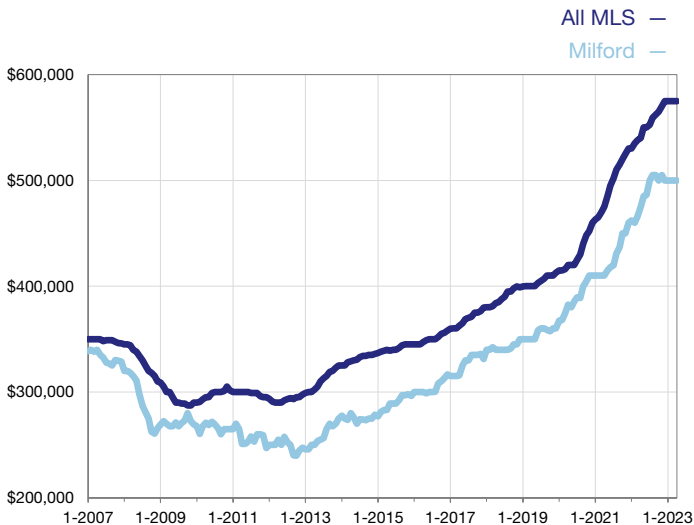
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	25	19	- 24.0%
Closed Sales	6	3	- 50.0%	20	12	- 40.0%
Median Sales Price*	\$308,500	<b>\$395,000</b>	+ 28.0%	\$346,000	<b>\$397,500</b>	+ 14.9%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	16	24	+ 50.0%	20	27	+ 35.0%
Percent of Original List Price Received*	108.1%	100.5%	- 7.0%	103.6%	100.8%	- 2.7%
New Listings	14	7	- 50.0%	31	21	- 32.3%

\* 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

