

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	16	- 44.8%	75	48	- 36.0%
Closed Sales	12	10	- 16.7%	57	35	- 38.6%
Median Sales Price*	\$974,000	\$952,500	- 2.2%	\$800,000	\$915,000	+ 14.4%
Inventory of Homes for Sale	37	17	- 54.1%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	13	35	+ 169.2%	35	43	+ 22.9%
Percent of Original List Price Received*	110.9%	101.3%	- 8.7%	104.0%	99.8%	- 4.0%
New Listings	41	14	- 65.9%	102	55	- 46.1%

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

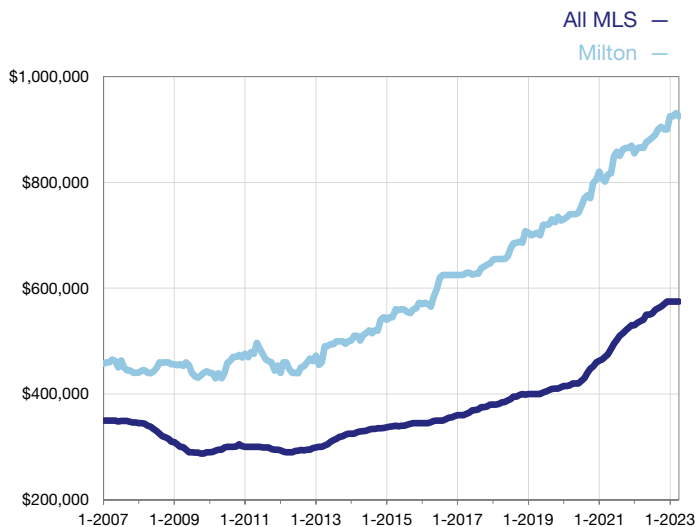
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	16	18	+ 12.5%
Closed Sales	0	3	--	6	9	+ 50.0%
Median Sales Price*	\$0	\$765,000	--	\$1,342,500	\$765,000	- 43.0%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	3.2	5.0	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	0	100	--	110	104	- 5.5%
Percent of Original List Price Received*	0.0%	93.2%	--	95.6%	96.4%	+ 0.8%
New Listings	5	7	+ 40.0%	14	25	+ 78.6%

* 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

