

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milford

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	22	- 24.1%	94	68	- 27.7%
Closed Sales	27	14	- 48.1%	77	53	- 31.2%
Median Sales Price*	\$525,000	<b>\$526,000</b>	+ 0.2%	\$500,000	<b>\$510,000</b>	+ 2.0%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	13	10	- 23.1%	17	29	+ 70.6%
Percent of Original List Price Received*	108.2%	<b>103.8%</b>	- 4.1%	106.7%	<b>100.3%</b>	- 6.0%
New Listings	37	24	- 35.1%	107	75	- 29.9%

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

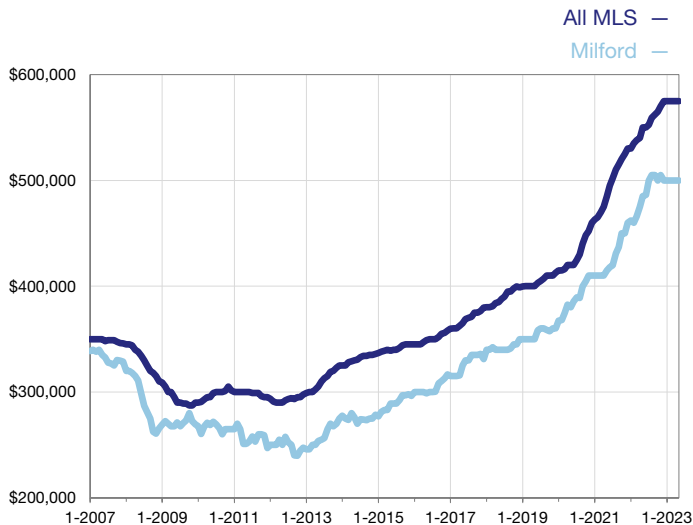
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	36	29	- 19.4%
Closed Sales	8	9	+ 12.5%	28	21	- 25.0%
Median Sales Price*	\$310,000	<b>\$455,000</b>	+ 46.8%	\$346,000	<b>\$429,000</b>	+ 24.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	9	23	+ 155.6%	17	26	+ 52.9%
Percent of Original List Price Received*	108.6%	<b>102.9%</b>	- 5.2%	105.0%	<b>101.7%</b>	- 3.1%
New Listings	8	13	+ 62.5%	39	34	- 12.8%

\* 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

