

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	19	- 34.5%	104	64	- 38.5%
Closed Sales	25	17	- 32.0%	82	52	- 36.6%
Median Sales Price*	\$975,000	\$925,000	- 5.1%	\$867,500	\$916,500	+ 5.6%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	29	34	+ 17.2%
Percent of Original List Price Received*	107.2%	108.9%	+ 1.6%	105.0%	102.8%	- 2.1%
New Listings	30	26	- 13.3%	132	80	- 39.4%

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

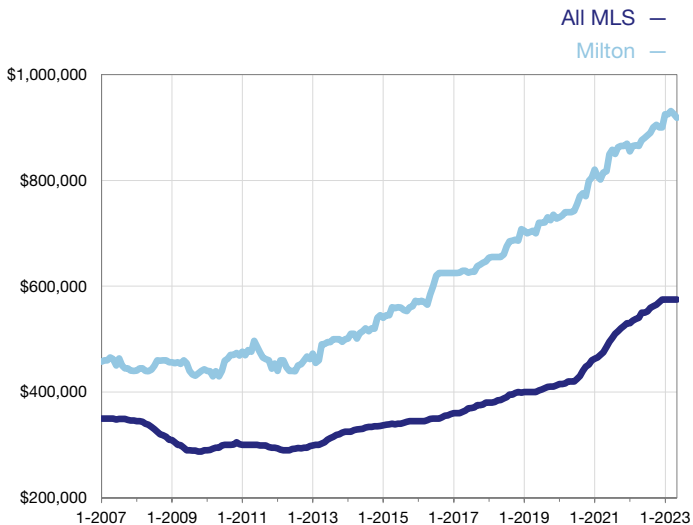
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	5	--	16	21	+ 31.3%
Closed Sales	5	6	+ 20.0%	11	15	+ 36.4%
Median Sales Price*	\$1,495,000	\$840,000	- 43.8%	\$1,350,000	\$770,000	- 43.0%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	6.0	4.9	- 18.3%	--	--	--
Cumulative Days on Market Until Sale	190	51	- 73.2%	147	83	- 43.5%
Percent of Original List Price Received*	102.3%	98.1%	- 4.1%	98.7%	97.1%	- 1.6%
New Listings	9	4	- 55.6%	23	27	+ 17.4%

* 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

