

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milford

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	25	- 3.8%	120	92	- 23.3%
Closed Sales	23	20	- 13.0%	100	75	- 25.0%
Median Sales Price*	\$540,000	<b>\$567,500</b>	+ 5.1%	\$502,500	<b>\$520,000</b>	+ 3.5%
Inventory of Homes for Sale	27	11	- 59.3%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	12	13	+ 8.3%	16	24	+ 50.0%
Percent of Original List Price Received*	111.9%	<b>107.3%</b>	- 4.1%	107.9%	<b>102.4%</b>	- 5.1%
New Listings	33	20	- 39.4%	140	94	- 32.9%

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

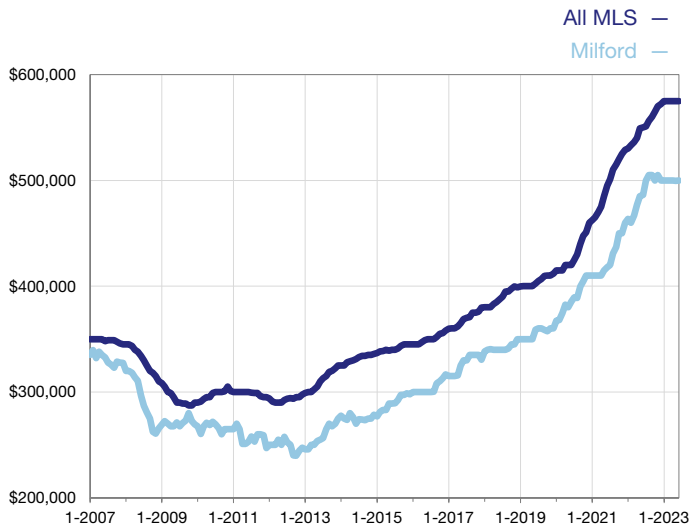
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	42	40	- 4.8%
Closed Sales	10	8	- 20.0%	38	29	- 23.7%
Median Sales Price*	\$390,000	<b>\$292,500</b>	- 25.0%	\$355,500	<b>\$405,000</b>	+ 13.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	10	20	+ 100.0%	15	24	+ 60.0%
Percent of Original List Price Received*	108.6%	<b>101.9%</b>	- 6.2%	106.0%	<b>101.8%</b>	- 4.0%
New Listings	7	12	+ 71.4%	46	46	0.0%

\* 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

