

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	19	- 5.0%	140	106	- 24.3%
Closed Sales	21	18	- 14.3%	121	93	- 23.1%
Median Sales Price*	\$507,000	\$603,500	+ 19.0%	\$505,000	\$525,000	+ 4.0%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	16	26	+ 62.5%
Percent of Original List Price Received*	105.6%	105.4%	- 0.2%	107.5%	103.0%	- 4.2%
New Listings	16	13	- 18.8%	156	107	- 31.4%

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

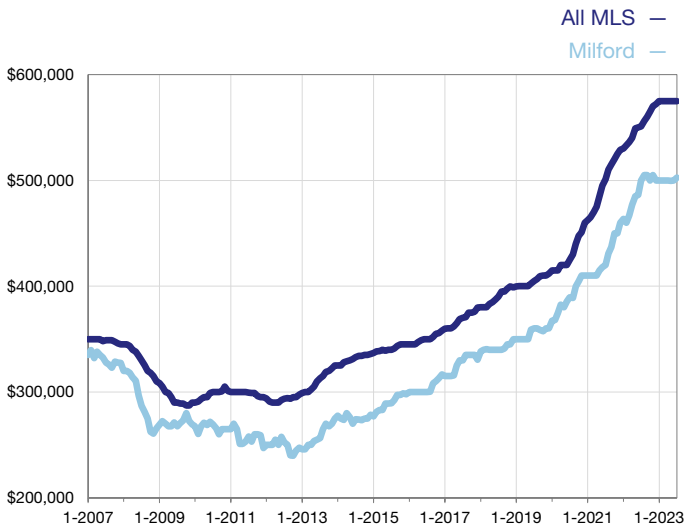
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	45	46	+ 2.2%
Closed Sales	8	11	+ 37.5%	46	40	- 13.0%
Median Sales Price*	\$266,500	\$340,000	+ 27.6%	\$346,000	\$378,500	+ 9.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	8	16	+ 100.0%	14	22	+ 57.1%
Percent of Original List Price Received*	106.1%	104.0%	- 2.0%	106.0%	102.4%	- 3.4%
New Listings	6	5	- 16.7%	52	51	- 1.9%

* 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

