

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	20	0.0%	156	106	- 32.1%
Closed Sales	22	20	- 9.1%	144	88	- 38.9%
Median Sales Price*	\$947,500	\$1,082,500	+ 14.2%	\$905,112	\$925,000	+ 2.2%
Inventory of Homes for Sale	38	9	- 76.3%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	25	29	+ 16.0%
Percent of Original List Price Received*	102.5%	106.5%	+ 3.9%	106.0%	104.0%	- 1.9%
New Listings	25	13	- 48.0%	195	116	- 40.5%

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

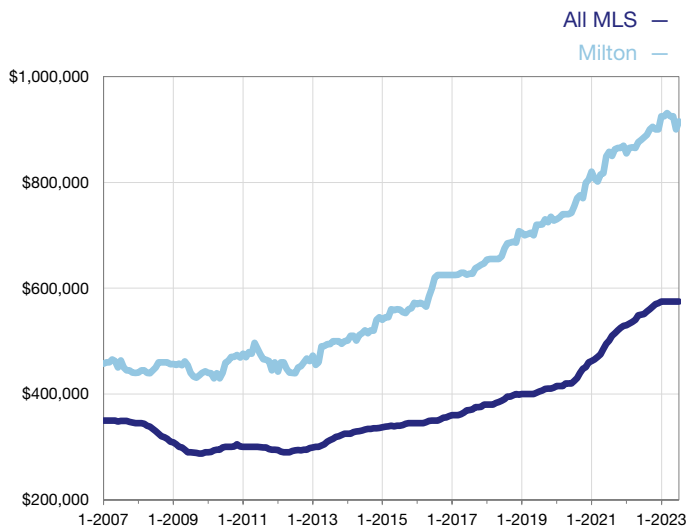
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	23	26	+ 13.0%
Closed Sales	3	5	+ 66.7%	16	25	+ 56.3%
Median Sales Price*	\$893,000	\$986,000	+ 10.4%	\$1,255,000	\$819,500	- 34.7%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	5.2	4.2	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	98	53	- 45.9%	120	73	- 39.2%
Percent of Original List Price Received*	101.4%	96.7%	- 4.6%	100.4%	97.3%	- 3.1%
New Listings	3	2	- 33.3%	29	34	+ 17.2%

* 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

