

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	17	+ 13.3%	155	120	- 22.6%
Closed Sales	30	23	- 23.3%	151	116	- 23.2%
Median Sales Price*	\$565,000	\$567,000	+ 0.4%	\$510,000	\$531,000	+ 4.1%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	17	26	+ 52.9%
Percent of Original List Price Received*	102.7%	104.5%	+ 1.8%	106.6%	103.3%	- 3.1%
New Listings	9	17	+ 88.9%	165	124	- 24.8%

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

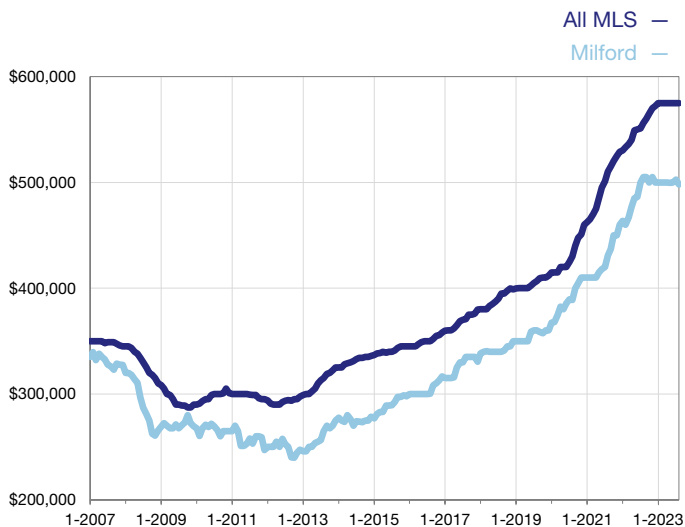
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	55	52	- 5.5%
Closed Sales	6	7	+ 16.7%	52	48	- 7.7%
Median Sales Price*	\$237,500	\$369,000	+ 55.4%	\$337,500	\$378,500	+ 12.1%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	15	21	+ 40.0%
Percent of Original List Price Received*	101.2%	101.6%	+ 0.4%	105.4%	102.2%	- 3.0%
New Listings	6	10	+ 66.7%	58	61	+ 5.2%

* 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

