

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	11	- 42.1%	175	111	- 36.6%
Closed Sales	30	18	- 40.0%	174	106	- 39.1%
Median Sales Price*	\$862,500	\$897,000	+ 4.0%	\$900,000	\$925,000	+ 2.8%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	26	29	+ 11.5%
Percent of Original List Price Received*	99.4%	101.8%	+ 2.4%	104.9%	103.6%	- 1.2%
New Listings	14	12	- 14.3%	209	127	- 39.2%

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

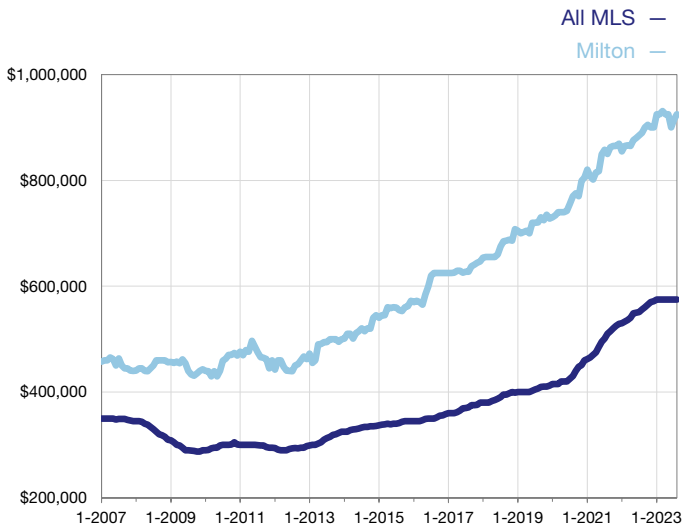
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	25	26	+ 4.0%
Closed Sales	1	4	+ 300.0%	17	29	+ 70.6%
Median Sales Price*	\$678,000	\$1,072,000	+ 58.1%	\$1,175,000	\$819,500	- 30.3%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	5.0	4.7	- 6.0%	--	--	--
Cumulative Days on Market Until Sale	20	56	+ 180.0%	114	70	- 38.6%
Percent of Original List Price Received*	100.4%	98.4%	- 2.0%	100.4%	97.4%	- 3.0%
New Listings	2	1	- 50.0%	31	35	+ 12.9%

* 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

