

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	19	+ 111.1%	164	139	- 15.2%
Closed Sales	15	14	- 6.7%	166	130	- 21.7%
Median Sales Price*	\$465,000	\$595,000	+ 28.0%	\$506,000	\$549,500	+ 8.6%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	18	27	+ 50.0%
Percent of Original List Price Received*	99.5%	102.3%	+ 2.8%	105.9%	103.2%	- 2.5%
New Listings	27	22	- 18.5%	192	145	- 24.5%

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

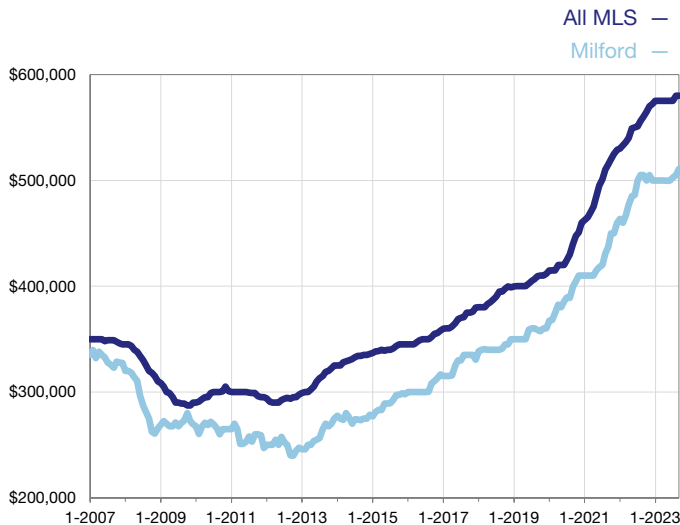
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	12	+ 200.0%	59	62	+ 5.1%
Closed Sales	5	8	+ 60.0%	57	56	- 1.8%
Median Sales Price*	\$405,000	\$367,500	- 9.3%	\$352,000	\$370,000	+ 5.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	16	21	+ 31.3%
Percent of Original List Price Received*	103.1%	102.3%	- 0.8%	105.2%	102.2%	- 2.9%
New Listings	8	6	- 25.0%	66	68	+ 3.0%

* 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

