

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	22	+ 29.4%	181	157	- 13.3%
Closed Sales	14	15	+ 7.1%	180	145	- 19.4%
Median Sales Price*	\$456,750	\$550,000	+ 20.4%	\$505,000	\$550,000	+ 8.9%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	19	26	+ 36.8%
Percent of Original List Price Received*	96.3%	102.9%	+ 6.9%	105.2%	103.1%	- 2.0%
New Listings	13	17	+ 30.8%	205	161	- 21.5%

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

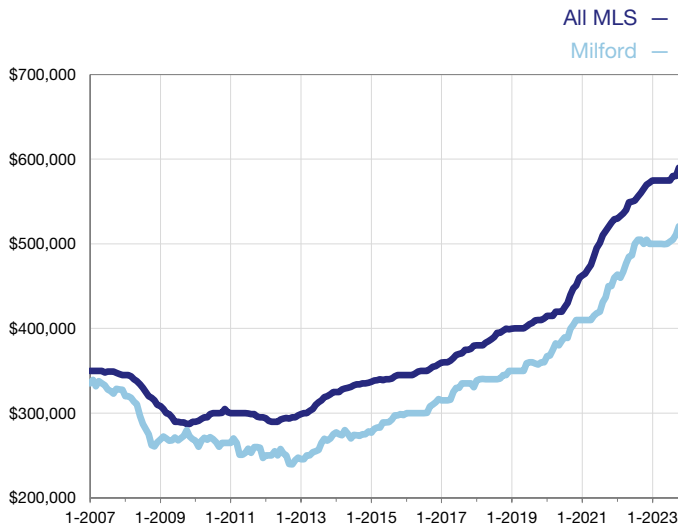
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	67	66	- 1.5%
Closed Sales	11	7	- 36.4%	68	63	- 7.4%
Median Sales Price*	\$330,000	\$415,000	+ 25.8%	\$337,500	\$370,000	+ 9.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	16	21	+ 31.3%
Percent of Original List Price Received*	99.6%	99.4%	- 0.2%	104.3%	101.9%	- 2.3%
New Listings	5	4	- 20.0%	71	72	+ 1.4%

* 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

