

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	17	- 15.0%	213	140	- 34.3%
Closed Sales	19	11	- 42.1%	210	130	- 38.1%
Median Sales Price*	\$800,000	\$940,000	+ 17.5%	\$902,500	\$928,000	+ 2.8%
Inventory of Homes for Sale	33	16	- 51.5%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	39	19	- 51.3%	29	28	- 3.4%
Percent of Original List Price Received*	97.9%	103.0%	+ 5.2%	103.6%	103.0%	- 0.6%
New Listings	21	15	- 28.6%	254	163	- 35.8%

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

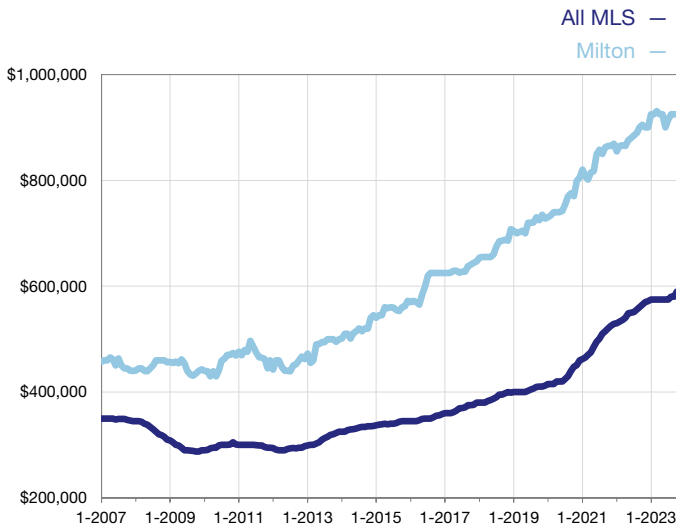
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	32	42	+ 31.3%
Closed Sales	4	4	0.0%	25	36	+ 44.0%
Median Sales Price*	\$828,750	\$675,000	- 18.6%	\$870,000	\$767,500	- 11.8%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	4.2	3.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	72	97	+ 34.7%	95	73	- 23.2%
Percent of Original List Price Received*	95.2%	99.4%	+ 4.4%	98.8%	97.8%	- 1.0%
New Listings	4	12	+ 200.0%	39	57	+ 46.2%

* 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

