

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	208	175	- 15.9%
Closed Sales	18	10	- 44.4%	212	171	- 19.3%
Median Sales Price*	\$482,500	\$432,500	- 10.4%	\$500,000	\$535,000	+ 7.0%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	22	- 33.3%	21	25	+ 19.0%
Percent of Original List Price Received*	100.0%	101.3%	+ 1.3%	104.5%	103.0%	- 1.4%
New Listings	10	8	- 20.0%	228	179	- 21.5%

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

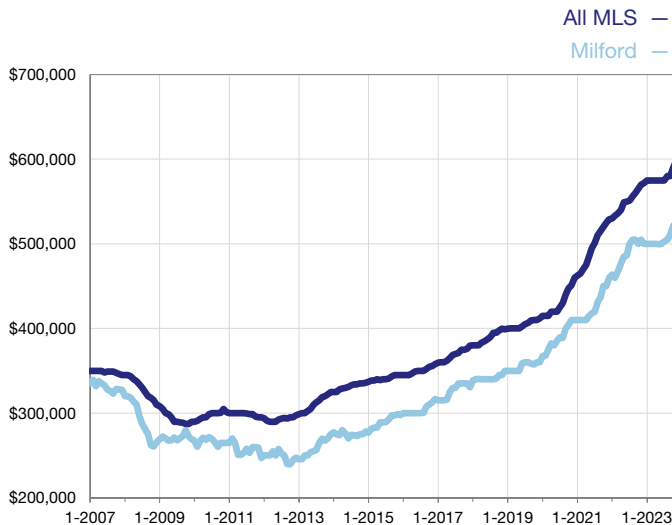
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	72	72	0.0%
Closed Sales	2	5	+ 150.0%	75	72	- 4.0%
Median Sales Price*	\$322,500	\$405,000	+ 25.6%	\$352,000	\$374,950	+ 6.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	13	24	+ 84.6%	17	21	+ 23.5%
Percent of Original List Price Received*	105.1%	99.5%	- 5.3%	104.0%	101.6%	- 2.3%
New Listings	3	3	0.0%	78	80	+ 2.6%

* 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

