

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

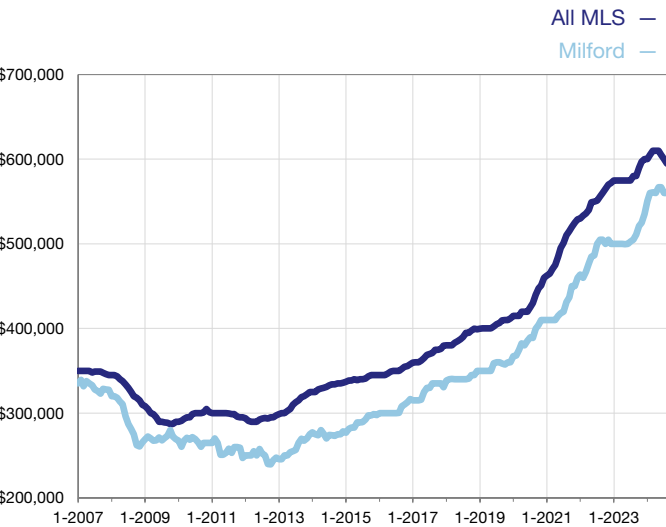
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	119	122	+ 2.5%
Closed Sales	23	20	- 13.0%	116	111	- 4.3%
Median Sales Price*	\$567,000	\$555,000	- 2.1%	\$531,000	\$560,000	+ 5.5%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	26	24	- 7.7%
Percent of Original List Price Received*	104.5%	99.9%	- 4.4%	103.3%	101.7%	- 1.5%
New Listings	16	16	0.0%	123	128	+ 4.1%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	50	41	- 18.0%
Closed Sales	7	2	- 71.4%	48	35	- 27.1%
Median Sales Price*	\$369,000	\$420,250	+ 13.9%	\$378,500	\$390,000	+ 3.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	17	19	+ 11.8%	21	23	+ 9.5%
Percent of Original List Price Received*	101.6%	101.4%	- 0.2%	102.2%	101.1%	- 1.1%
New Listings	11	6	- 45.5%	62	46	- 25.8%

* 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

