

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milton

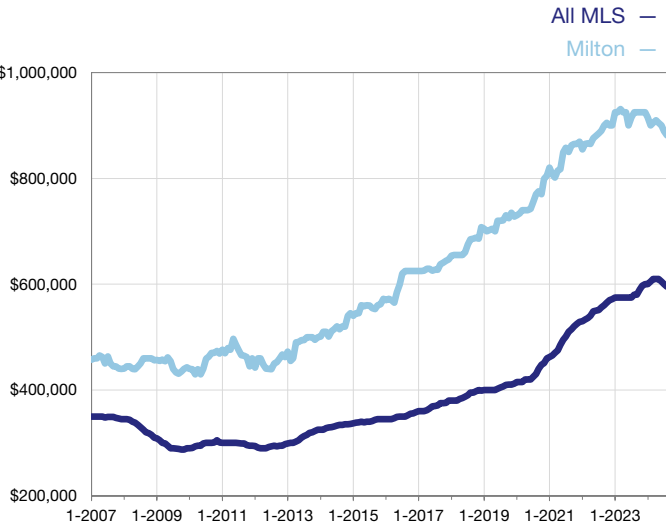
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	17	+ 70.0%	109	132	+ 21.1%
Closed Sales	20	13	- 35.0%	108	121	+ 12.0%
Median Sales Price*	\$962,500	\$930,000	- 3.4%	\$925,000	\$965,000	+ 4.3%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	29	27	- 6.9%
Percent of Original List Price Received*	101.2%	100.8%	- 0.4%	103.5%	103.9%	+ 0.4%
New Listings	12	18	+ 50.0%	125	152	+ 21.6%

\* 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	1	4	+ 300.0%	25	28	+ 12.0%
Closed Sales	4	6	+ 50.0%	28	28	0.0%
Median Sales Price*	\$1,072,000	\$791,000	- 26.2%	\$829,750	\$752,500	- 9.3%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	5.2	0.4	- 92.3%	--	--	--
Cumulative Days on Market Until Sale	56	56	0.0%	72	142	+ 97.2%
Percent of Original List Price Received*	98.4%	100.1%	+ 1.7%	97.3%	99.6%	+ 2.4%
New Listings	1	0	- 100.0%	35	22	- 37.1%

\* 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

