

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

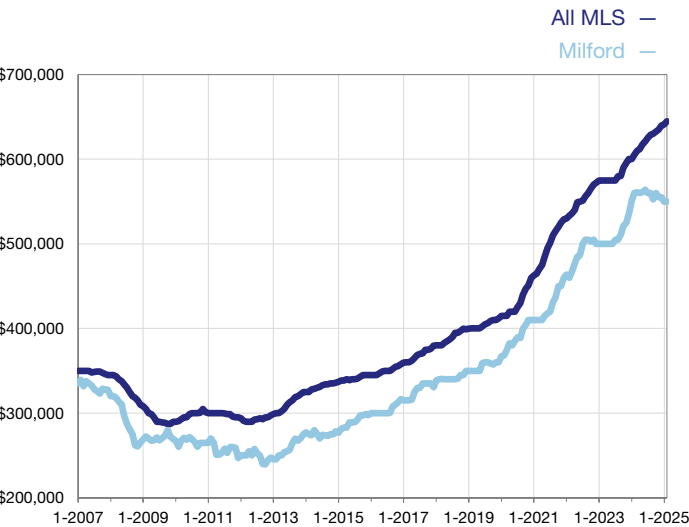
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	15	+ 25.0%	30	25	- 16.7%
Closed Sales	17	10	- 41.2%	28	17	- 39.3%
Median Sales Price*	\$561,000	\$522,500	- 6.9%	\$587,250	\$525,000	- 10.6%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	26	38	+ 46.2%	30	36	+ 20.0%
Percent of Original List Price Received*	100.6%	99.2%	- 1.4%	100.9%	100.1%	- 0.8%
New Listings	13	11	- 15.4%	31	20	- 35.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	7	13	+ 85.7%
Closed Sales	2	4	+ 100.0%	6	7	+ 16.7%
Median Sales Price*	\$382,500	\$527,500	+ 37.9%	\$360,000	\$480,000	+ 33.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	53	84	+ 58.5%	40	93	+ 132.5%
Percent of Original List Price Received*	98.6%	95.5%	- 3.1%	98.8%	95.7%	- 3.1%
New Listings	1	6	+ 500.0%	5	12	+ 140.0%

* 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

