

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

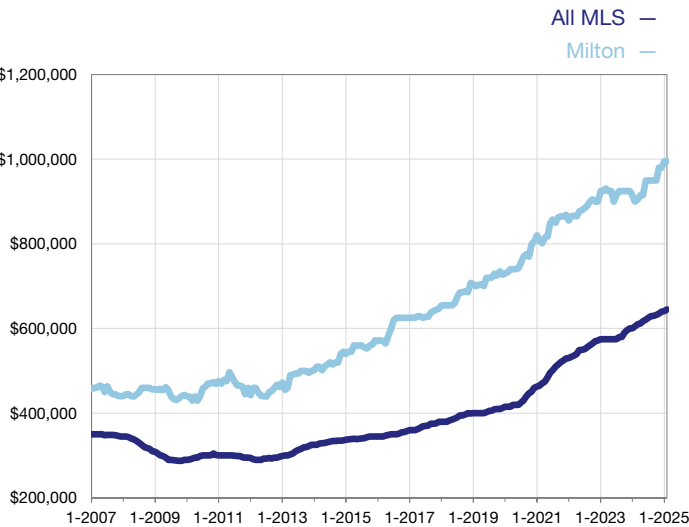
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	17	17	0.0%
Closed Sales	9	4	- 55.6%	17	12	- 29.4%
Median Sales Price*	\$810,000	\$897,000	+ 10.7%	\$810,000	\$897,000	+ 10.7%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	25	78	+ 212.0%	23	45	+ 95.7%
Percent of Original List Price Received*	104.7%	101.1%	- 3.4%	104.9%	99.6%	- 5.1%
New Listings	15	11	- 26.7%	26	22	- 15.4%

* 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	6	1	- 83.3%	7	3	- 57.1%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Median Sales Price*	\$1,152,500	\$845,000	- 26.7%	\$1,152,500	\$735,000	- 36.2%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	306	14	- 95.4%	306	73	- 76.1%
Percent of Original List Price Received*	100.2%	103.0%	+ 2.8%	100.2%	93.2%	- 7.0%
New Listings	4	4	0.0%	8	5	- 37.5%

* 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

