

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milford

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	8	- 33.3%	21	17	- 19.0%
Closed Sales	10	9	- 10.0%	17	16	- 5.9%
Median Sales Price*	\$522,500	<b>\$528,000</b>	+ 1.1%	\$525,000	<b>\$585,000</b>	+ 11.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.6</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>33</b>	- 13.2%	36	<b>34</b>	- 5.6%
Percent of Original List Price Received*	99.2%	<b>101.0%</b>	+ 1.8%	100.1%	<b>100.4%</b>	+ 0.3%
New Listings	11	3	- 72.7%	20	14	- 30.0%

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

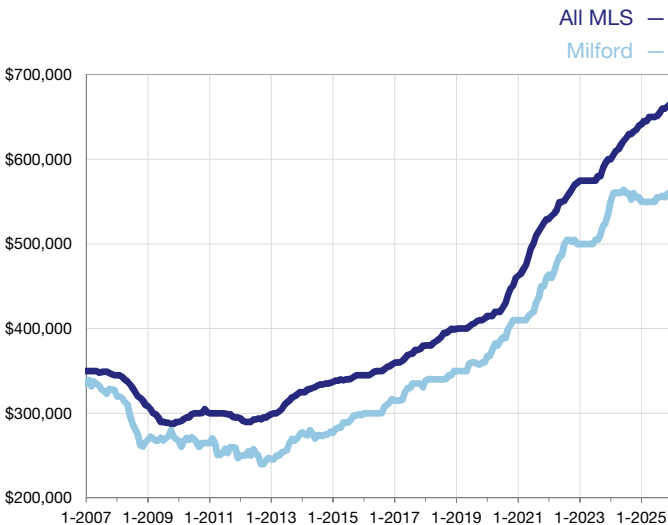
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	13	+ 85.7%	13	19	+ 46.2%
Closed Sales	5	7	+ 40.0%	8	11	+ 37.5%
Median Sales Price*	\$495,000	<b>\$470,000</b>	- 5.1%	\$468,000	<b>\$390,000</b>	- 16.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.6</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	74	<b>31</b>	- 58.1%	86	<b>36</b>	- 58.1%
Percent of Original List Price Received*	95.6%	<b>98.7%</b>	+ 3.2%	95.7%	<b>97.5%</b>	+ 1.9%
New Listings	6	5	- 16.7%	12	16	+ 33.3%

\* 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

