

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Milton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	9	+ 80.0%	11	17	+ 54.5%
Closed Sales	4	8	+ 100.0%	12	25	+ 108.3%
Median Sales Price*	\$897,000	\$1,200,000	+ 33.8%	\$897,000	\$1,075,000	+ 19.8%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	78	21	- 73.1%	45	34	- 24.4%
Percent of Original List Price Received*	101.1%	105.7%	+ 4.5%	99.6%	100.3%	+ 0.7%
New Listings	11	8	- 27.3%	22	22	0.0%

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

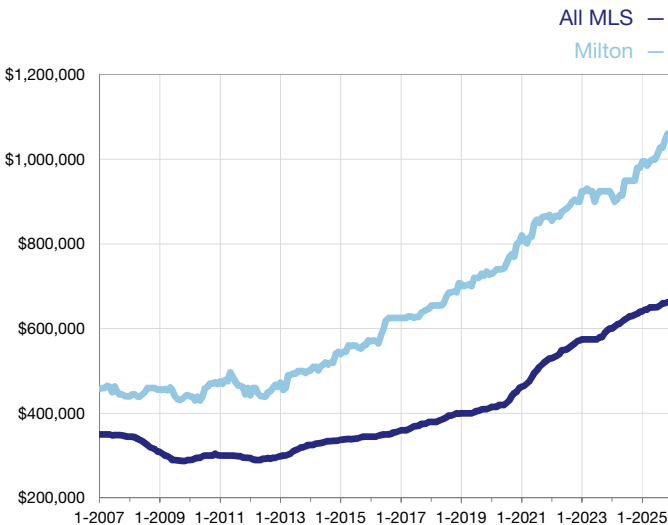
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	6	--	2	6	+ 200.0%
Closed Sales	1	2	+ 100.0%	2	5	+ 150.0%
Median Sales Price*	\$845,000	\$1,274,500	+ 50.8%	\$735,000	\$755,000	+ 2.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	14	65	+ 364.3%	73	55	- 24.7%
Percent of Original List Price Received*	103.0%	100.0%	- 2.9%	93.2%	99.0%	+ 6.2%
New Listings	4	12	+ 200.0%	5	15	+ 200.0%

\* 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

