

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	18	- 14.3%	49	45	- 8.2%
Closed Sales	13	8	- 38.5%	32	45	+ 40.6%
Median Sales Price*	\$1,170,000	\$1,425,000	+ 21.8%	\$966,000	\$1,083,500	+ 12.2%
Inventory of Homes for Sale	44	32	- 27.3%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	51	40	- 21.6%
Percent of Original List Price Received*	103.0%	107.3%	+ 4.2%	102.0%	102.5%	+ 0.5%
New Listings	39	33	- 15.4%	82	73	- 11.0%

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

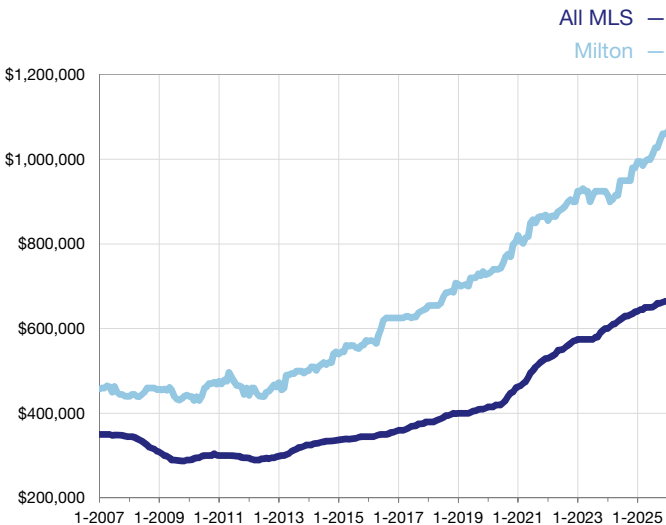
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	9	15	+ 66.7%
Closed Sales	1	2	+ 100.0%	4	11	+ 175.0%
Median Sales Price*	\$828,000	\$737,000	- 11.0%	\$726,500	\$734,000	+ 1.0%
Inventory of Homes for Sale	33	9	- 72.7%	--	--	--
Months Supply of Inventory	11.3	1.7	- 85.0%	--	--	--
Cumulative Days on Market Until Sale	135	161	+ 19.3%	87	93	+ 6.9%
Percent of Original List Price Received*	110.4%	94.8%	- 14.1%	97.6%	97.3%	- 0.3%
New Listings	15	4	- 73.3%	39	22	- 43.6%

* 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

