

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milford

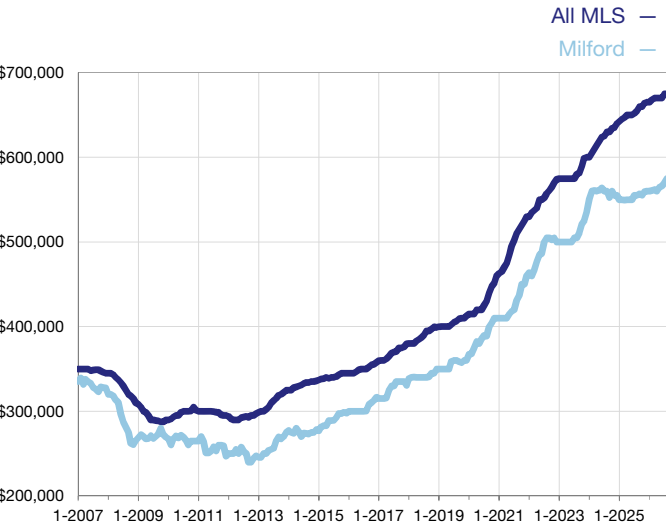
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	20	+ 11.1%	115	132	+ 14.8%
Closed Sales	16	18	+ 12.5%	105	121	+ 15.2%
Median Sales Price*	\$568,863	\$607,500	+ 6.8%	\$560,000	\$580,000	+ 3.6%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	30	28	- 6.7%
Percent of Original List Price Received*	100.5%	100.4%	- 0.1%	100.9%	101.1%	+ 0.2%
New Listings	18	17	- 5.6%	134	156	+ 16.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	58	68	+ 17.2%
Closed Sales	7	7	0.0%	50	69	+ 38.0%
Median Sales Price*	\$320,000	\$425,000	+ 32.8%	\$458,000	\$435,000	- 5.0%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	32	41	+ 28.1%
Percent of Original List Price Received*	97.4%	99.3%	+ 2.0%	98.8%	99.3%	+ 0.5%
New Listings	10	9	- 10.0%	74	78	+ 5.4%

* 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

