

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Milton

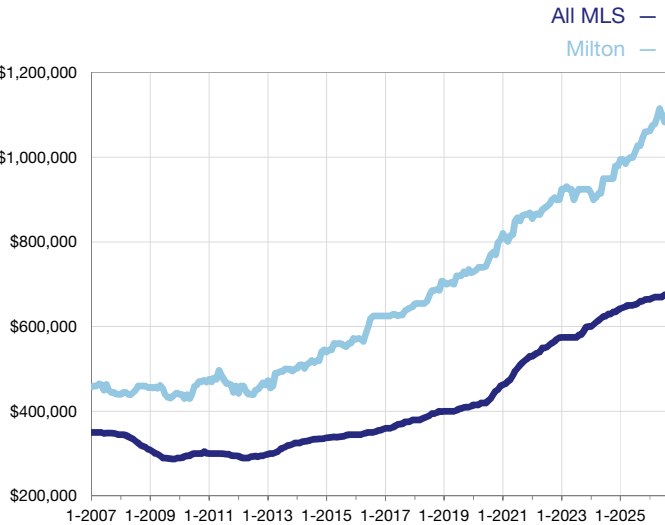
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	136	125	- 8.1%
Closed Sales	18	23	+ 27.8%	125	125	0.0%
Median Sales Price*	\$1,048,500	\$1,150,000	+ 9.7%	\$1,050,000	\$1,125,000	+ 7.1%
Inventory of Homes for Sale	31	29	- 6.5%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	37	31	- 16.2%
Percent of Original List Price Received*	100.5%	99.5%	- 1.0%	102.6%	103.1%	+ 0.5%
New Listings	11	16	+ 45.5%	173	170	- 1.7%

* 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	3	0	- 100.0%	30	25	- 16.7%
Closed Sales	9	4	- 55.6%	27	28	+ 3.7%
Median Sales Price*	\$645,000	\$725,000	+ 12.4%	\$625,000	\$725,000	+ 16.0%
Inventory of Homes for Sale	27	8	- 70.4%	--	--	--
Months Supply of Inventory	7.6	1.7	- 77.6%	--	--	--
Cumulative Days on Market Until Sale	54	58	+ 7.4%	60	84	+ 40.0%
Percent of Original List Price Received*	97.6%	101.3%	+ 3.8%	98.4%	98.2%	- 0.2%
New Listings	5	2	- 60.0%	60	32	- 46.7%

* 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

