Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Milton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	21	**20**	- 4.8%	173	**151**	- 12.7%
Closed Sales	20	**14**	- 30.0%	156	**156**	0.0%
Median Sales Price*	$1,117,500	**$1,224,500**	+ 9.6%	$1,055,000	**$1,134,000**	+ 7.5%
Inventory of Homes for Sale	34	**35**	+ 2.9%	--	--	--
Months Supply of Inventory	2.2	**2.3**	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	43	**39**	- 9.3%	37	**31**	- 16.2%
Percent of Original List Price Received*	98.5%	**100.7%**	+ 2.2%	101.9%	**102.4%**	+ 0.5%
New Listings	19	**14**	- 26.3%	220	**211**	- 4.1%

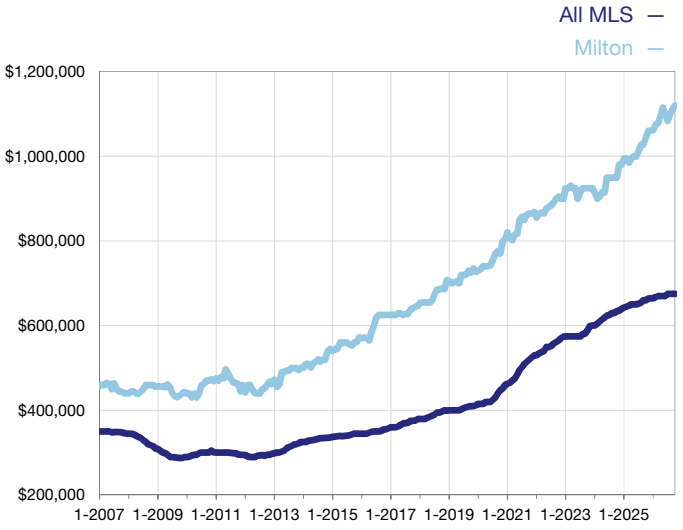
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

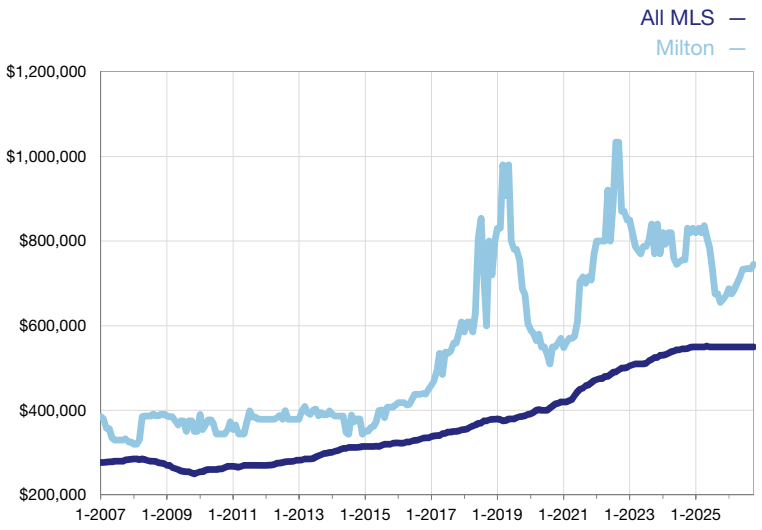
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**3**	- 75.0%	47	**30**	- 36.2%
Closed Sales	8	**1**	- 87.5%	38	**30**	- 21.1%
Median Sales Price*	$655,000	**$715,000**	+ 9.2%	$637,500	**$725,000**	+ 13.7%
Inventory of Homes for Sale	29	**15**	- 48.3%	--	--	--
Months Supply of Inventory	6.4	**4.2**	- 34.4%	--	--	--
Cumulative Days on Market Until Sale	79	**15**	- 81.0%	61	**80**	+ 31.1%
Percent of Original List Price Received*	98.3%	**98.6%**	+ 0.3%	98.4%	**98.5%**	+ 0.1%
New Listings	7	**7**	0.0%	81	**44**	- 45.7%

* 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



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