

Milton, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Single Family

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	31	20	29	13	8
Average Days on Market	92	84	117	101	110
Average List Price	\$1,124,838.71	\$1,621,639.25	\$1,678,611.69	\$1,651,984.62	\$1,106,600.00
Average List \$ / SqFt	\$365.96	\$390.54	\$349.09	\$379.17	\$511.85
Approximate Absorption Rate	79.30%	98.75%	72.99%	194.23%	280.21%
Approximate Months Supply of Inventory	1.26	1.01	1.37	0.51	0.36
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	366	277	344	338	303
Average Original List Price	\$840,167.77	\$941,495.08	\$1,005,539.99	\$948,408.84	\$1,007,469.59
Average Original List \$ / SqFt	\$343.63	\$362.42	\$363.73	\$395.96	\$416.77
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	310	253	269	320	275
Average List Price	\$763,632.49	\$853,958.15	\$870,056.19	\$960,464.72	\$952,675.12
Average List \$ / SqFt	\$333.32	\$352.66	\$355.36	\$391.74	\$406.05
Average Days to Offer	32	40	32	29	20
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	95	80	96	61	51
Average Original List Price	\$929,835.09	\$984,360.56	\$1,135,496.79	\$967,376.66	\$1,119,351.45
Average Original List \$ / SqFt	\$349.61	\$368.72	\$376.74	\$393.19	\$428.55
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	292	237	253	302	268
Average Days on Market	46	56	47	44	30
Average Days to Offer	31	39	29	31	18
Average Sale Price	\$755,812.16	\$826,067.55	\$852,986.51	\$965,729.00	\$988,983.62
Average Sale \$ / SqFt	\$336.41	\$352.85	\$355.68	\$394.22	\$423.34
Average List Price	\$758,589.15	\$829,860.36	\$863,857.38	\$966,752.00	\$951,975.08
Average List \$ / SqFt	\$335.46	\$349.93	\$358.02	\$389.84	\$404.05
Average Original List Price	\$771,842.12	\$853,373.35	\$880,431.71	\$984,267.20	\$960,799.71
Average Original List \$ / SqFt	\$340.12	\$357.04	\$364.28	\$394.43	\$407.56
Average Sale Price as % of List Price	100.34%	100.77%	99.44%	101.04%	104.64%
Average Sale Price as % of Original List Price	99.08%	98.97%	97.85%	99.93%	103.80%
Sold Units - Short Sale	2	3	0	0	0
Sold Units - Lender-Owned	1	2	2	1	1
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	366	277	344	338	303
Units Price Changed	95	80	96	61	51
Units Went Pending	310	254	269	322	275
Units Sold	295	237	254	303	269

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Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	4	4	5	11	15
Average Days on Market	112	103	106	116	131
Average List Price	\$823,725.00	\$659,925.00	\$645,140.00	\$872,954.55	\$1,263,720.00
Average List \$ / SqFt	\$450.52	\$383.54	\$538.04	\$442.45	\$595.29
Approximate Absorption Rate	68.75%	47.92%	43.33%	18.94%	15.00%
Approximate Months Supply of Inventory	1.45	2.09	2.31	5.28	6.67
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	42	28	42	50	41
Average Original List Price	\$690,304.74	\$723,453.57	\$685,071.31	\$846,441.98	\$1,025,834.15
Average Original List \$ / SqFt	\$388.87	\$386.86	\$406.85	\$443.80	\$504.10
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	35	22	27	33	30
Average List Price	\$676,191.43	\$762,213.64	\$628,273.89	\$769,284.85	\$926,473.33
Average List \$ / SqFt	\$377.69	\$386.72	\$393.44	\$425.44	\$438.54
Average Days to Offer	53	91	46	40	54
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	12	11	10	18	13
Average Original List Price	\$618,233.25	\$646,981.82	\$614,880.00	\$731,694.39	\$1,189,830.77
Average Original List \$ / SqFt	\$384.40	\$374.01	\$406.49	\$453.21	\$484.39
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	33	23	26	25	27
Average Days on Market	63	91	73	56	79
Average Days to Offer	50	80	57	39	42
Average Sale Price	\$683,017.06	\$741,734.78	\$712,248.65	\$638,976.00	\$862,877.78
Average Sale \$ / SqFt	\$363.35	\$366.02	\$392.83	\$434.77	\$439.41
Average List Price	\$678,972.73	\$748,595.65	\$722,565.19	\$652,976.00	\$850,711.11
Average List \$ / SqFt	\$362.79	\$371.98	\$398.56	\$441.74	\$433.09
Average Original List Price	\$684,245.45	\$756,995.65	\$728,757.50	\$667,703.96	\$859,818.52
Average Original List \$ / SqFt	\$367.71	\$377.60	\$402.54	\$452.42	\$436.82
Average Sale Price as % of List Price	100.15%	98.32%	98.63%	98.24%	101.87%
Average Sale Price as % of Original List Price	98.94%	97.08%	97.62%	96.09%	100.89%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	42	28	42	50	42
Units Price Changed	12	11	10	18	13
Units Went Pending	35	22	27	33	30
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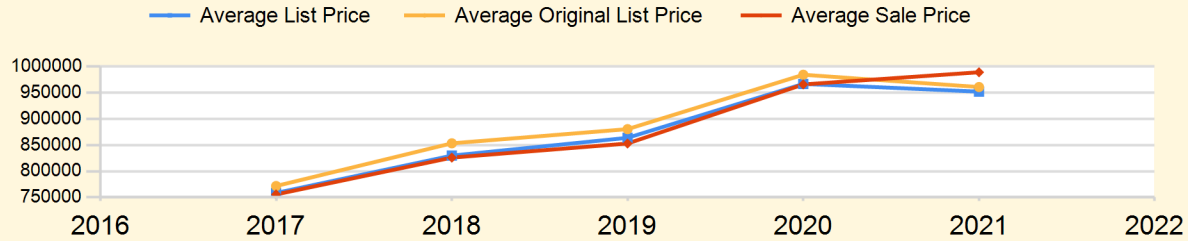
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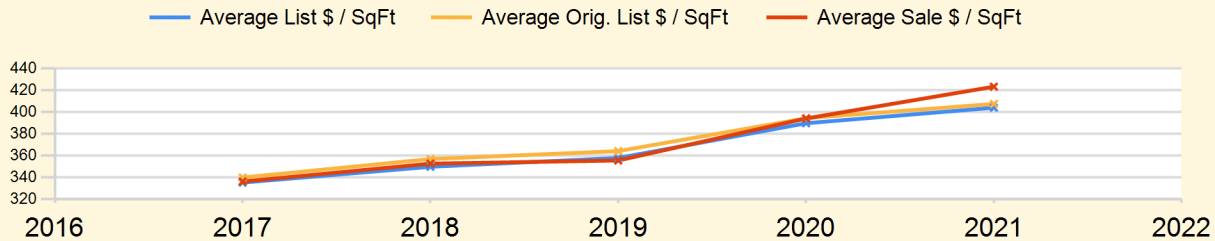
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$758,589.15	\$829,860.36	\$863,857.38	\$966,752.00	\$951,975.08
Original List Price	\$771,842.12	\$853,373.35	\$880,431.71	\$984,267.20	\$960,799.71
Sale Price	\$755,812.16	\$826,067.55	\$852,986.51	\$965,729.00	\$988,983.62

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$335.46	\$349.93	\$358.02	\$389.84	\$404.05
Orig. List \$ / SqFt	\$340.12	\$357.04	\$364.28	\$394.43	\$407.56
Sale \$ / SqFt	\$336.41	\$352.85	\$355.68	\$394.22	\$423.34

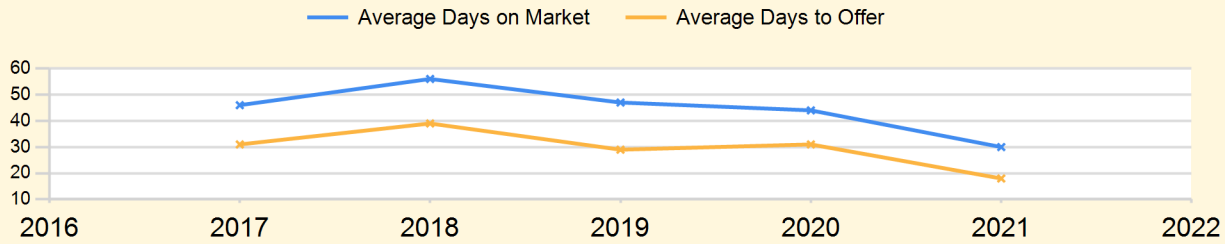
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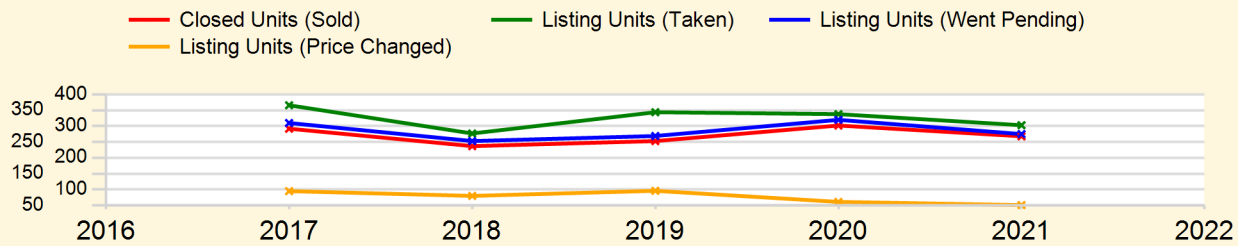
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Average Days to Offer (Sold Inventory - Year to Date)



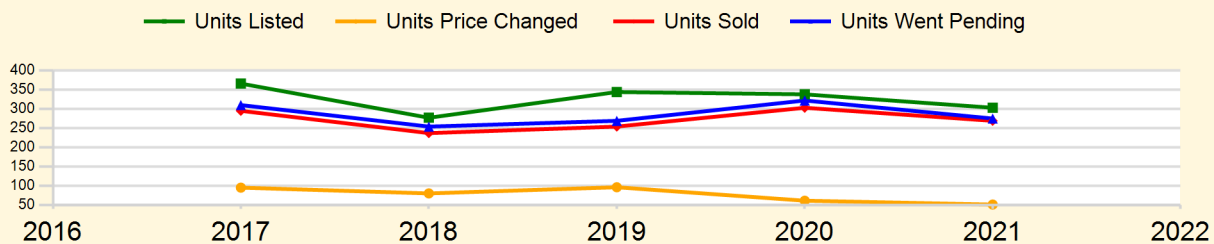
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Listing Units (Year to Date)



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12 Months Activity



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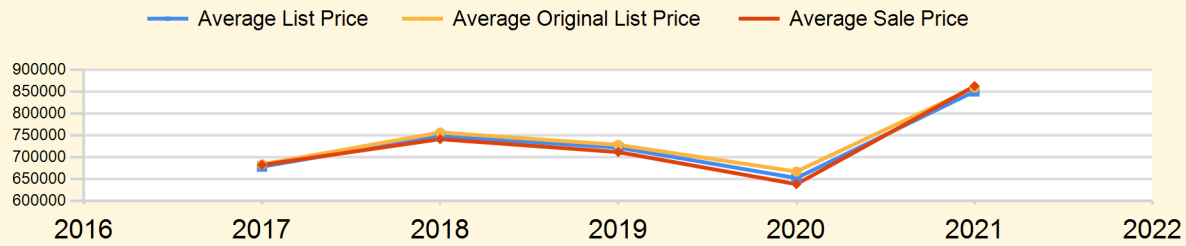
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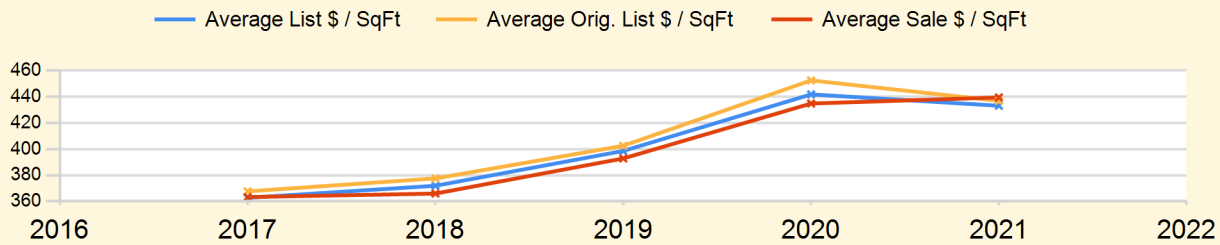
Condominium

Average Price (Sold Inventory - Year to Date)



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List Price	\$678,972.73	\$748,595.65	\$722,565.19	\$652,976.00	\$850,711.11
Original List Price	\$684,245.45	\$756,995.65	\$728,757.50	\$667,703.96	\$859,818.52
Sale Price	\$683,017.06	\$741,734.78	\$712,248.65	\$638,976.00	\$862,877.78

Average Price / SqFt (Sold Inventory - Year to Date)



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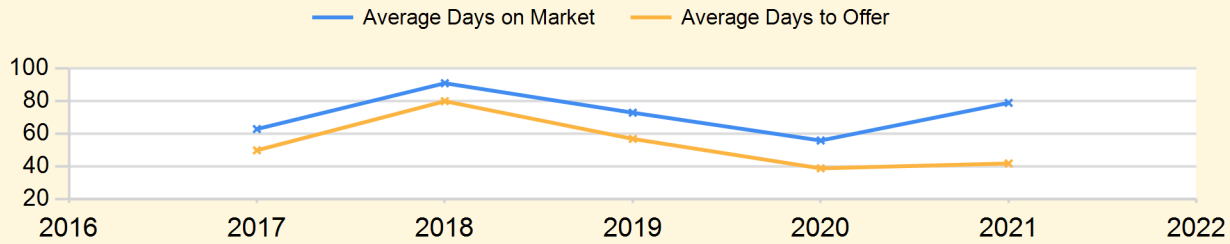
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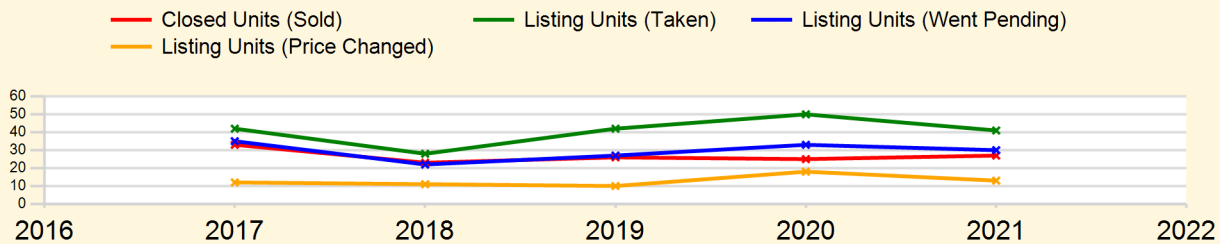
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Average Days to Offer (Sold Inventory - Year to Date)



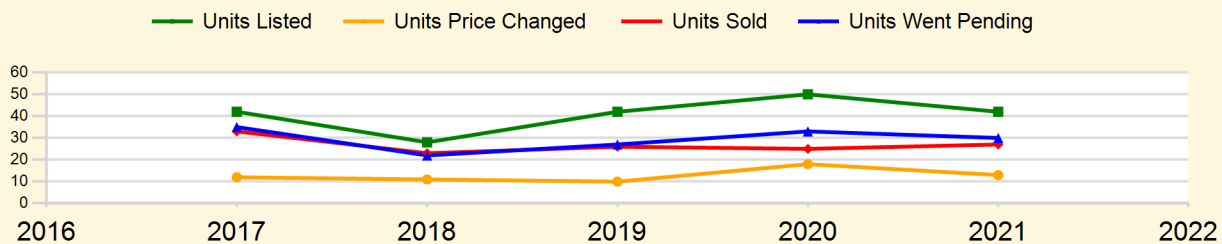
Solds / Year	2017	2018	2019	2020	2021
Days on Market	63	91	73	56	79
Days to Offer	50	80	57	39	42

Listing Units (Year to Date)



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