

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	50	46	- 8.0%	383	351	- 8.4%
Closed Sales	66	59	- 10.6%	336	323	- 3.9%
Median Sales Price*	\$423,000	<b>\$485,000</b>	+ 14.7%	\$422,000	<b>\$458,000</b>	+ 8.5%
Inventory of Homes for Sale	68	53	- 22.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	32	17	- 46.9%	34	28	- 17.6%
Percent of Original List Price Received*	103.1%	<b>101.6%</b>	- 1.5%	101.6%	<b>101.3%</b>	- 0.3%
New Listings	58	52	- 10.3%	445	395	- 11.2%

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

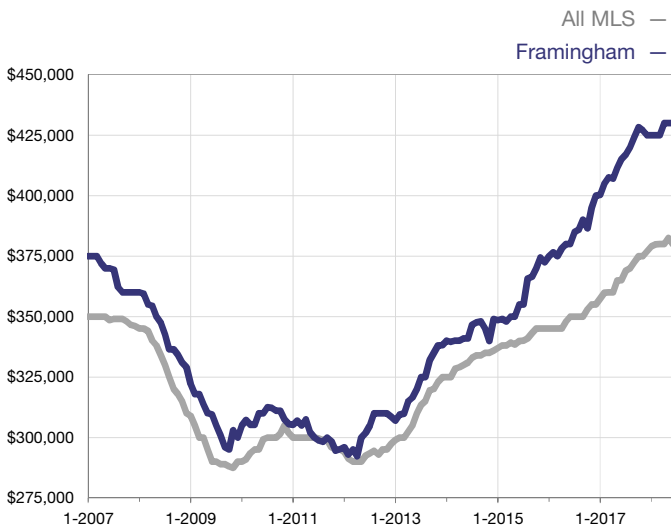
### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	18	- 5.3%	120	115	- 4.2%
Closed Sales	20	17	- 15.0%	116	108	- 6.9%
Median Sales Price*	\$227,200	<b>\$206,000</b>	- 9.3%	\$239,000	<b>\$204,500</b>	- 14.4%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	45	25	- 44.4%
Percent of Original List Price Received*	100.8%	<b>98.8%</b>	- 2.0%	102.3%	<b>100.1%</b>	- 2.2%
New Listings	15	11	- 26.7%	127	130	+ 2.4%

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

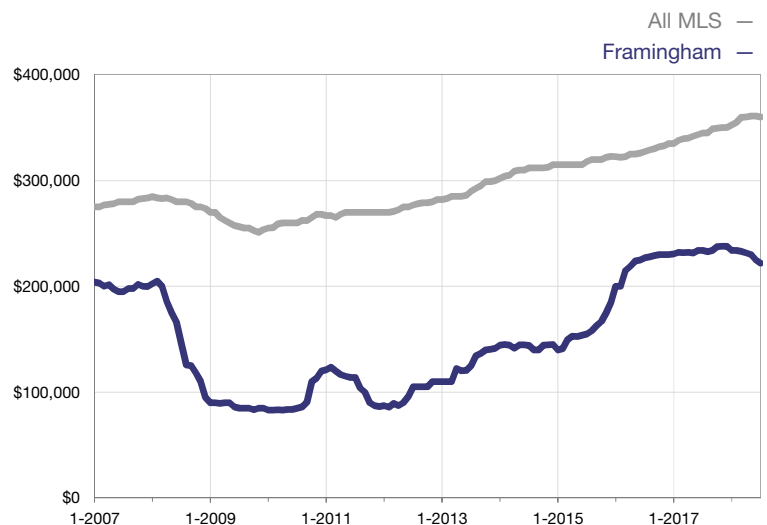
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.