

# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	62	62	0.0%	388	423	+ 9.0%
Closed Sales	61	76	+ 24.6%	340	389	+ 14.4%
Median Sales Price*	\$475,000	\$580,500	+ 22.2%	\$487,500	\$581,000	+ 19.2%
Inventory of Homes for Sale	39	41	+ 5.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	33	18	- 45.5%
Percent of Original List Price Received*	102.9%	106.0%	+ 3.0%	100.5%	107.2%	+ 6.7%
New Listings	52	63	+ 21.2%	422	466	+ 10.4%

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

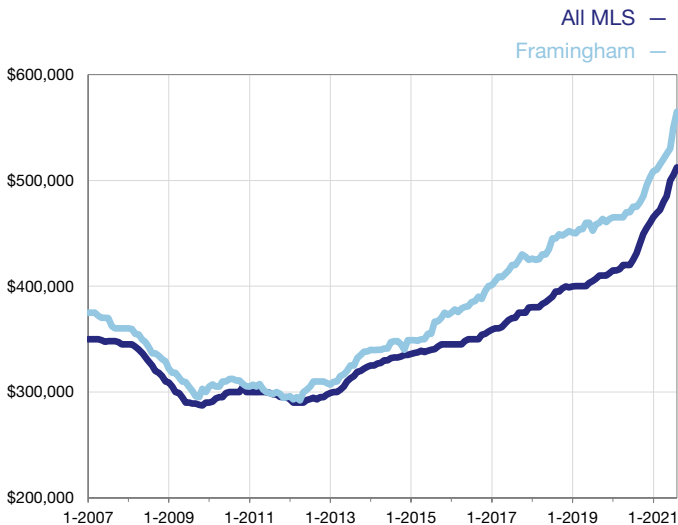
### Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	23	+ 15.0%	134	139	+ 3.7%
Closed Sales	16	29	+ 81.3%	88	128	+ 45.5%
Median Sales Price*	\$240,000	\$640,000	+ 166.7%	\$237,750	\$270,000	+ 13.6%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	23	111	+ 382.6%	34	49	+ 44.1%
Percent of Original List Price Received*	98.8%	101.0%	+ 2.2%	98.9%	101.2%	+ 2.3%
New Listings	20	16	- 20.0%	169	168	- 0.6%

\* 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

