

# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	35	+ 34.6%	51	65	+ 27.5%
Closed Sales	21	24	+ 14.3%	60	55	- 8.3%
Median Sales Price*	\$470,000	<b>\$542,225</b>	+ 15.4%	\$498,000	<b>\$545,000</b>	+ 9.4%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	25	22	- 12.0%
Percent of Original List Price Received*	100.9%	<b>107.9%</b>	+ 6.9%	102.2%	<b>105.1%</b>	+ 2.8%
New Listings	30	37	+ 23.3%	53	66	+ 24.5%

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

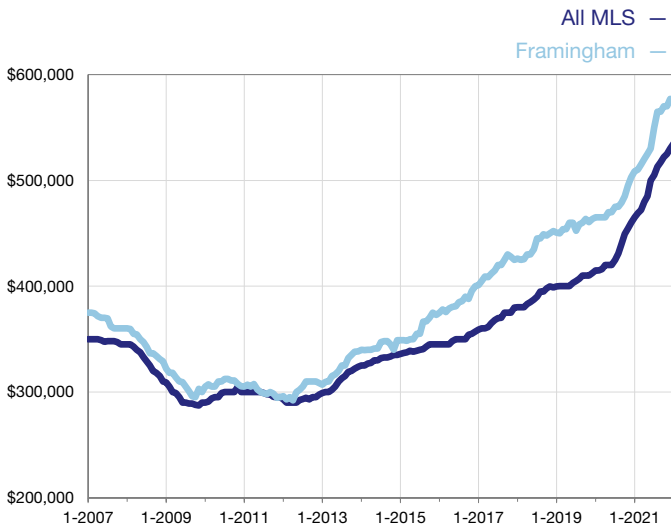
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	17	+ 54.5%	19	22	+ 15.8%
Closed Sales	9	8	- 11.1%	17	23	+ 35.3%
Median Sales Price*	\$241,000	<b>\$259,250</b>	+ 7.6%	\$240,000	<b>\$260,000</b>	+ 8.3%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	43	116	+ 169.8%	31	91	+ 193.5%
Percent of Original List Price Received*	97.5%	<b>106.3%</b>	+ 9.0%	99.4%	<b>104.8%</b>	+ 5.4%
New Listings	20	18	- 10.0%	34	27	- 20.6%

\* 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

