

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	15	- 51.6%	31	15	- 51.6%
Closed Sales	31	13	- 58.1%	31	13	- 58.1%
Median Sales Price*	\$555,000	\$640,000	+ 15.3%	\$555,000	\$640,000	+ 15.3%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	25	37	+ 48.0%
Percent of Original List Price Received*	102.9%	99.1%	- 3.7%	102.9%	99.1%	- 3.7%
New Listings	29	14	- 51.7%	29	14	- 51.7%

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

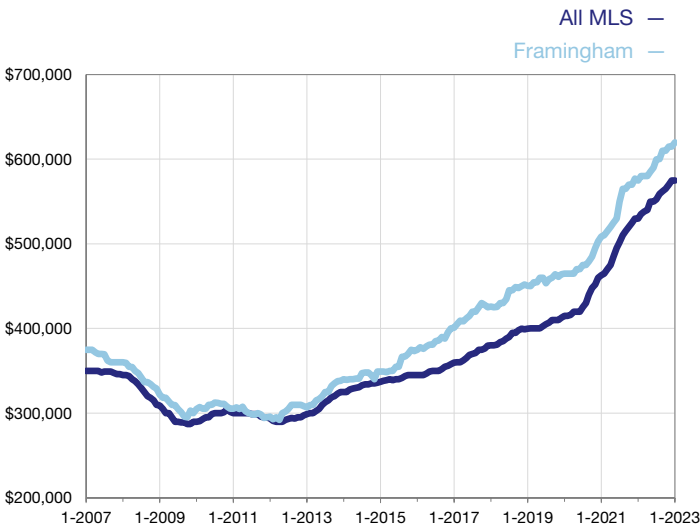
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	15	16	+ 6.7%	15	16	+ 6.7%
Median Sales Price*	\$265,000	\$385,000	+ 45.3%	\$265,000	\$385,000	+ 45.3%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	78	120	+ 53.8%	78	120	+ 53.8%
Percent of Original List Price Received*	104.0%	106.9%	+ 2.8%	104.0%	106.9%	+ 2.8%
New Listings	9	13	+ 44.4%	9	13	+ 44.4%

* 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

