

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	32	+ 6.7%	61	44	- 27.9%
Closed Sales	24	9	- 62.5%	55	22	- 60.0%
Median Sales Price*	\$542,225	\$620,000	+ 14.3%	\$545,000	\$630,000	+ 15.6%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	39	+ 116.7%	22	38	+ 72.7%
Percent of Original List Price Received*	107.9%	96.0%	- 11.0%	105.1%	97.8%	- 6.9%
New Listings	37	27	- 27.0%	66	41	- 37.9%

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

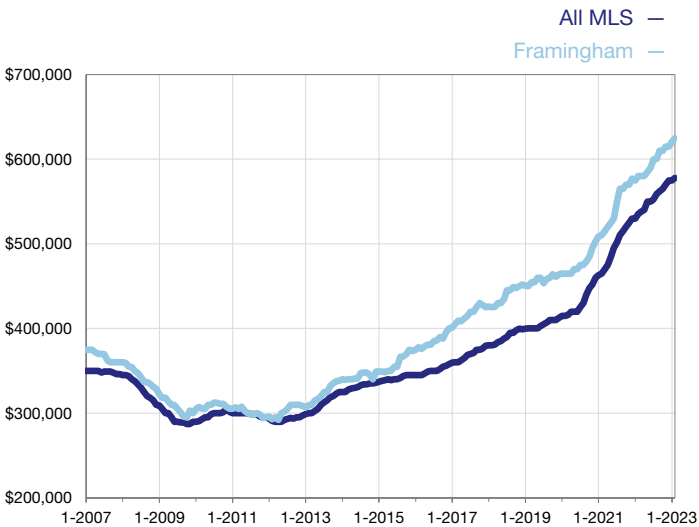
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	12	21	+ 75.0%
Closed Sales	8	7	- 12.5%	23	24	+ 4.3%
Median Sales Price*	\$259,250	\$265,000	+ 2.2%	\$260,000	\$364,950	+ 40.4%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	116	22	- 81.0%	91	116	+ 27.5%
Percent of Original List Price Received*	106.3%	99.0%	- 6.9%	104.8%	104.8%	0.0%
New Listings	10	9	- 10.0%	19	22	+ 15.8%

* 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

