

Local Market Update – November 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	34	42	+ 23.5%	564	597	+ 5.9%
Closed Sales	53	62	+ 17.0%	543	566	+ 4.2%
Median Sales Price*	\$440,000	\$426,250	- 3.1%	\$399,900	\$425,500	+ 6.4%
Inventory of Homes for Sale	68	62	- 8.8%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	50	30	- 40.0%	51	32	- 37.3%
Percent of Original List Price Received*	97.6%	100.2%	+ 2.7%	99.1%	101.2%	+ 2.1%
New Listings	30	49	+ 63.3%	645	698	+ 8.2%

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

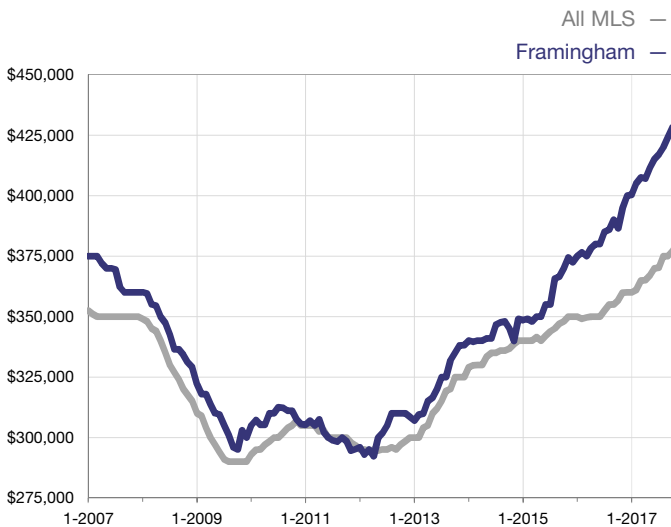
Condominium Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	13	9	- 30.8%	207	174	- 15.9%
Closed Sales	14	17	+ 21.4%	192	205	+ 6.8%
Median Sales Price*	\$228,000	\$170,000	- 25.4%	\$229,950	\$238,000	+ 3.5%
Inventory of Homes for Sale	30	13	- 56.7%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	57	37	- 35.1%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	99.9%	101.9%	+ 2.0%
New Listings	14	12	- 14.3%	222	192	- 13.5%

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

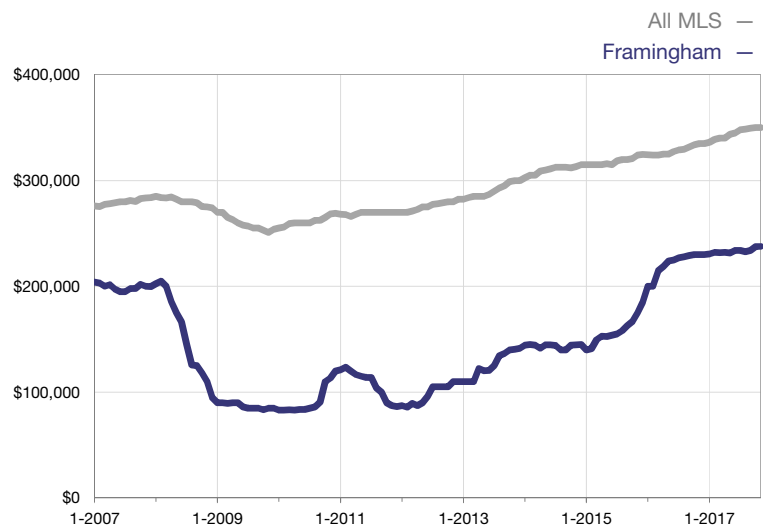
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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