

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	45	55	+ 22.2%	346	394	+ 13.9%
Closed Sales	59	68	+ 15.3%	320	339	+ 5.9%
Median Sales Price*	\$485,000	\$467,450	- 3.6%	\$459,800	\$465,000	+ 1.1%
Inventory of Homes for Sale	60	84	+ 40.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	17	38	+ 123.5%	28	36	+ 28.6%
Percent of Original List Price Received*	101.6%	99.1%	- 2.5%	101.0%	99.2%	- 1.8%
New Listings	52	56	+ 7.7%	394	477	+ 21.1%

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

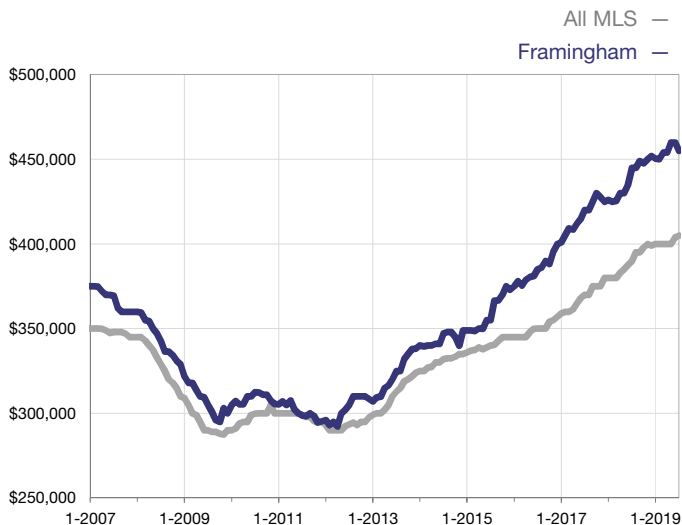
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	13	- 18.8%	113	99	- 12.4%
Closed Sales	17	18	+ 5.9%	108	98	- 9.3%
Median Sales Price*	\$206,000	\$237,500	+ 15.3%	\$204,500	\$242,450	+ 18.6%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	25	35	+ 40.0%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	100.1%	98.1%	- 2.0%
New Listings	11	11	0.0%	131	112	- 14.5%

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

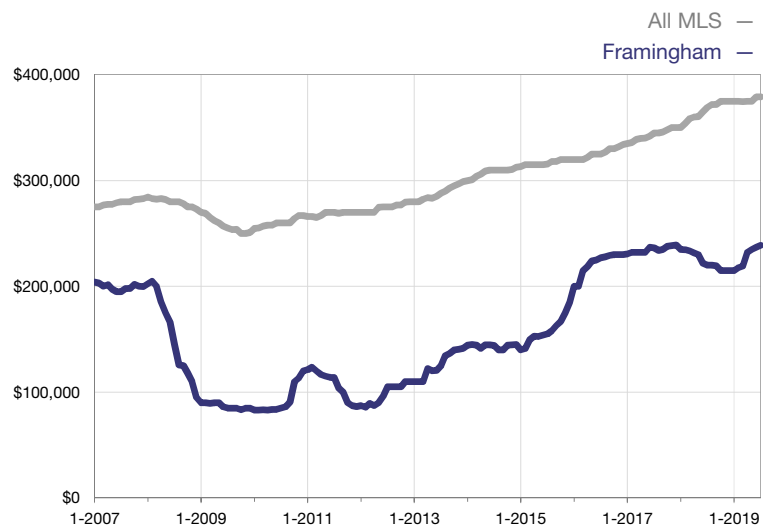
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.