

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	38	45	+ 18.4%	151	148	- 2.0%
Closed Sales	38	35	- 7.9%	126	125	- 0.8%
Median Sales Price*	\$459,500	\$579,200	+ 26.1%	\$464,000	\$540,000	+ 16.4%
Inventory of Homes for Sale	42	31	- 26.2%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	42	17	- 59.5%	52	25	- 51.9%
Percent of Original List Price Received*	100.3%	109.2%	+ 8.9%	98.1%	104.9%	+ 6.9%
New Listings	38	64	+ 68.4%	172	169	- 1.7%

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

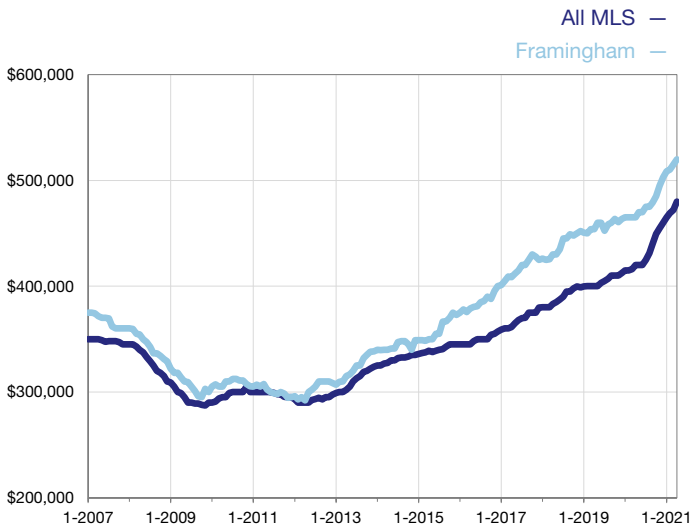
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	27	+ 17.4%	63	70	+ 11.1%
Closed Sales	8	12	+ 50.0%	30	41	+ 36.7%
Median Sales Price*	\$285,000	\$241,250	- 15.4%	\$242,500	\$240,000	- 1.0%
Inventory of Homes for Sale	29	25	- 13.8%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	37	24	- 35.1%	31	37	+ 19.4%
Percent of Original List Price Received*	96.3%	100.8%	+ 4.7%	98.9%	99.3%	+ 0.4%
New Listings	27	29	+ 7.4%	89	88	- 1.1%

* 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

