

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	46	84	+ 82.6%	197	232	+ 17.8%
Closed Sales	47	38	- 19.1%	173	164	- 5.2%
Median Sales Price*	\$541,200	\$602,000	+ 11.2%	\$475,000	\$565,000	+ 18.9%
Inventory of Homes for Sale	50	9	- 82.0%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	44	23	- 47.7%
Percent of Original List Price Received*	101.3%	108.9%	+ 7.5%	99.0%	105.8%	+ 6.9%
New Listings	60	64	+ 6.7%	232	232	0.0%

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

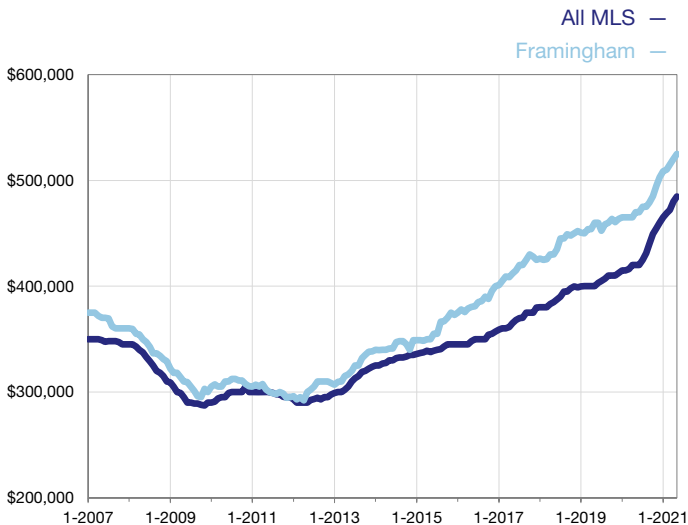
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	26	+ 136.4%	74	95	+ 28.4%
Closed Sales	11	18	+ 63.6%	41	59	+ 43.9%
Median Sales Price*	\$220,000	\$284,500	+ 29.3%	\$230,000	\$242,500	+ 5.4%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	32	46	+ 43.8%	31	40	+ 29.0%
Percent of Original List Price Received*	98.4%	102.9%	+ 4.6%	98.8%	100.4%	+ 1.6%
New Listings	17	19	+ 11.8%	106	108	+ 1.9%

\* 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

