

# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	51	38	- 25.5%	102	101	- 1.0%
Closed Sales	30	32	+ 6.7%	90	87	- 3.3%
Median Sales Price*	\$572,500	<b>\$600,000</b>	+ 4.8%	\$530,000	<b>\$572,000</b>	+ 7.9%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	18	- 48.6%	28	20	- 28.6%
Percent of Original List Price Received*	105.3%	<b>108.1%</b>	+ 2.7%	103.2%	<b>106.2%</b>	+ 2.9%
New Listings	52	51	- 1.9%	105	117	+ 11.4%

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

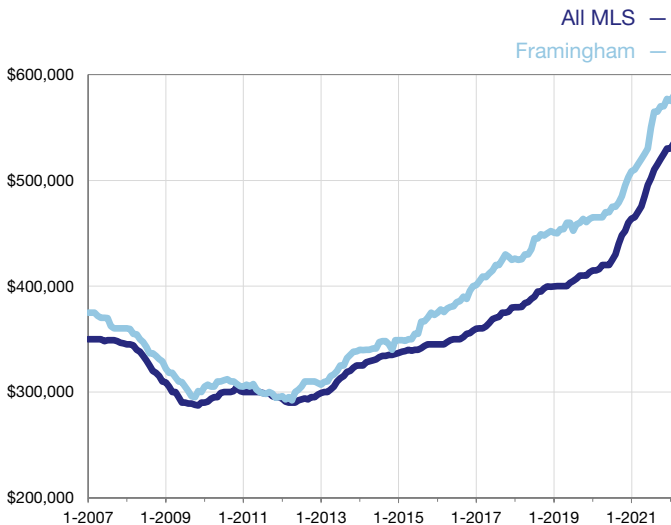
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	39	+ 69.6%	42	60	+ 42.9%
Closed Sales	12	19	+ 58.3%	29	42	+ 44.8%
Median Sales Price*	\$197,500	<b>\$695,875</b>	+ 252.3%	\$235,000	<b>\$282,500</b>	+ 20.2%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	60	214	+ 256.7%	43	147	+ 241.9%
Percent of Original List Price Received*	97.7%	<b>107.4%</b>	+ 9.9%	98.7%	<b>106.0%</b>	+ 7.4%
New Listings	25	43	+ 72.0%	59	70	+ 18.6%

\* 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

