

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	57	32	- 43.9%	582	483	- 17.0%
Closed Sales	67	29	- 56.7%	564	469	- 16.8%
Median Sales Price*	\$530,000	\$560,000	+ 5.7%	\$573,000	\$615,000	+ 7.3%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	19	18	- 5.3%
Percent of Original List Price Received*	103.3%	100.1%	- 3.1%	106.0%	105.1%	- 0.8%
New Listings	32	20	- 37.5%	634	560	- 11.7%

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

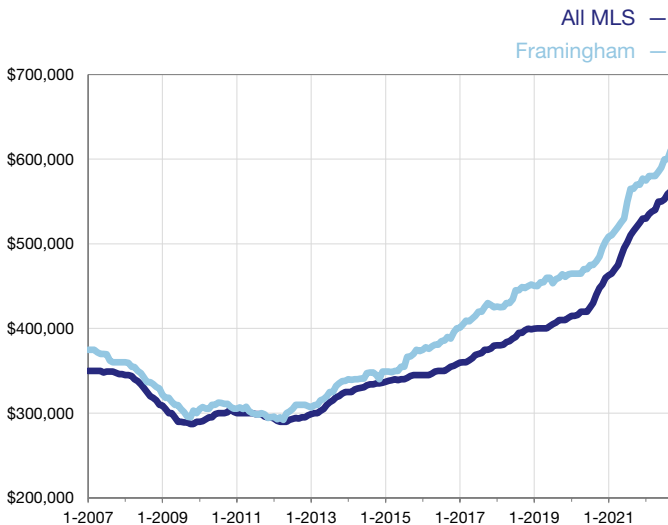
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	17	- 19.0%	207	134	- 35.3%
Closed Sales	16	9	- 43.8%	204	159	- 22.1%
Median Sales Price*	\$348,250	\$300,000	- 13.9%	\$297,000	\$331,000	+ 11.4%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	58	19	- 67.2%	69	89	+ 29.0%
Percent of Original List Price Received*	99.4%	97.4%	- 2.0%	101.2%	104.8%	+ 3.6%
New Listings	12	11	- 8.3%	233	157	- 32.6%

* 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

