

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	26	- 31.6%	99	64	- 35.4%
Closed Sales	33	29	- 12.1%	88	51	- 42.0%
Median Sales Price*	\$600,000	<b>\$635,550</b>	+ 5.9%	\$569,750	<b>\$635,550</b>	+ 11.5%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	21	32	+ 52.4%
Percent of Original List Price Received*	107.9%	<b>100.9%</b>	- 6.5%	106.1%	<b>99.6%</b>	- 6.1%
New Listings	52	29	- 44.2%	118	70	- 40.7%

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

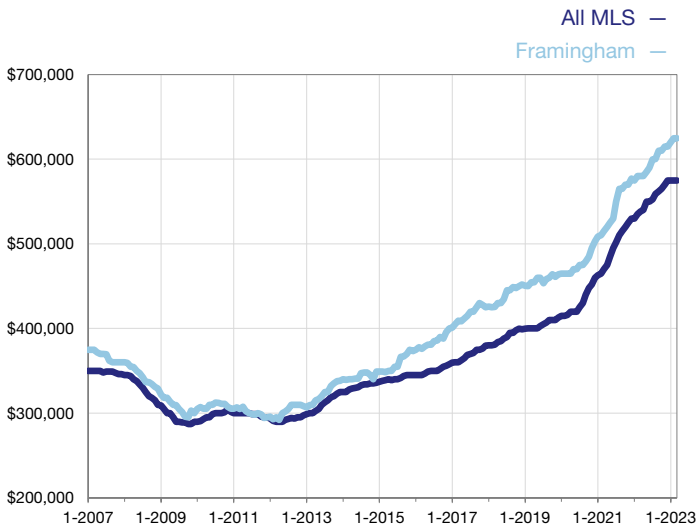
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	10	- 33.3%	27	29	+ 7.4%
Closed Sales	17	22	+ 29.4%	40	48	+ 20.0%
Median Sales Price*	\$402,000	<b>\$301,250</b>	- 25.1%	\$274,300	<b>\$360,950</b>	+ 31.6%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	177	66	- 62.7%	128	94	- 26.6%
Percent of Original List Price Received*	105.5%	<b>103.2%</b>	- 2.2%	105.1%	<b>104.6%</b>	- 0.5%
New Listings	19	10	- 47.4%	38	33	- 13.2%

\* 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

