

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	48	31	- 35.4%	147	92	- 37.4%
Closed Sales	30	22	- 26.7%	118	74	- 37.3%
Median Sales Price*	\$617,500	\$568,000	- 8.0%	\$575,500	\$617,500	+ 7.3%
Inventory of Homes for Sale	50	27	- 46.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	11	24	+ 118.2%	19	29	+ 52.6%
Percent of Original List Price Received*	110.6%	103.5%	- 6.4%	107.3%	100.7%	- 6.2%
New Listings	70	40	- 42.9%	188	110	- 41.5%

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

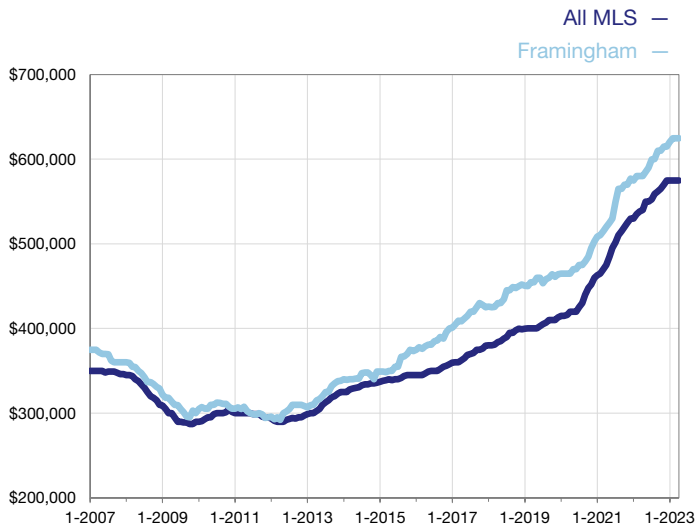
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	13	- 45.8%	51	47	- 7.8%
Closed Sales	14	7	- 50.0%	54	56	+ 3.7%
Median Sales Price*	\$395,000	\$749,000	+ 89.6%	\$290,500	\$364,950	+ 25.6%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	133	41	- 69.2%	129	94	- 27.1%
Percent of Original List Price Received*	107.2%	107.3%	+ 0.1%	105.6%	105.0%	- 0.6%
New Listings	26	15	- 42.3%	65	57	- 12.3%

* 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

