

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	48	- 36.0%	221	136	- 38.5%
Closed Sales	48	23	- 52.1%	165	98	- 40.6%
Median Sales Price*	\$649,500	\$651,000	+ 0.2%	\$600,000	\$622,500	+ 3.8%
Inventory of Homes for Sale	48	31	- 35.4%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	10	17	+ 70.0%	16	27	+ 68.8%
Percent of Original List Price Received*	112.3%	108.1%	- 3.7%	108.7%	102.5%	- 5.7%
New Listings	75	49	- 34.7%	257	153	- 40.5%

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

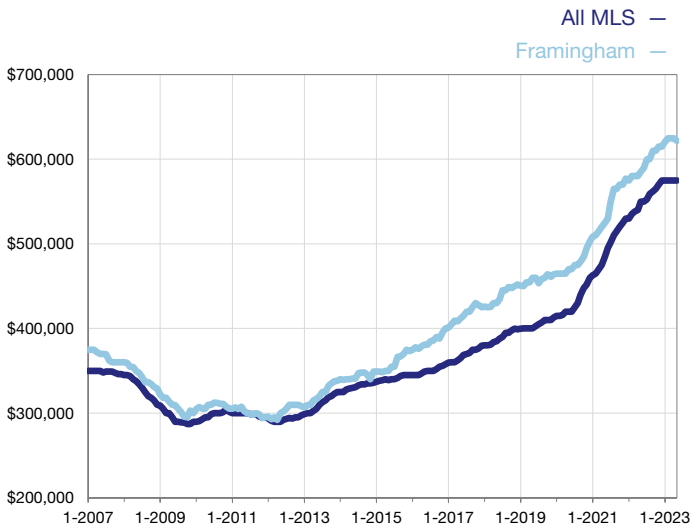
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	15	+ 25.0%	62	60	- 3.2%
Closed Sales	21	16	- 23.8%	75	73	- 2.7%
Median Sales Price*	\$387,000	\$372,450	- 3.8%	\$330,500	\$364,900	+ 10.4%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	49	41	- 16.3%	106	81	- 23.6%
Percent of Original List Price Received*	106.1%	105.7%	- 0.4%	105.8%	105.1%	- 0.7%
New Listings	12	16	+ 33.3%	76	71	- 6.6%

* 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

