

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	60	59	- 1.7%	281	191	- 32.0%
Closed Sales	70	39	- 44.3%	235	139	- 40.9%
Median Sales Price*	\$668,750	<b>\$649,000</b>	- 3.0%	\$620,000	<b>\$635,000</b>	+ 2.4%
Inventory of Homes for Sale	56	25	- 55.4%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	12	14	+ 16.7%	15	23	+ 53.3%
Percent of Original List Price Received*	106.9%	<b>108.0%</b>	+ 1.0%	108.2%	<b>104.0%</b>	- 3.9%
New Listings	72	53	- 26.4%	329	205	- 37.7%

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

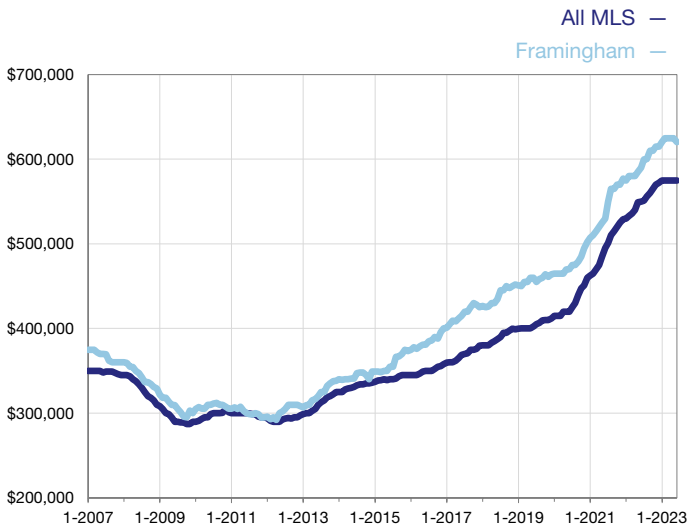
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	10	- 41.2%	79	70	- 11.4%
Closed Sales	25	11	- 56.0%	100	86	- 14.0%
Median Sales Price*	\$300,000	<b>\$399,000</b>	+ 33.0%	\$322,750	<b>\$377,450</b>	+ 16.9%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	117	32	- 72.6%	109	75	- 31.2%
Percent of Original List Price Received*	104.8%	<b>102.0%</b>	- 2.7%	105.5%	<b>104.8%</b>	- 0.7%
New Listings	23	10	- 56.5%	99	81	- 18.2%

\* 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

