

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	40	+ 2.6%	320	226	- 29.4%
Closed Sales	66	48	- 27.3%	301	189	- 37.2%
Median Sales Price*	\$637,500	\$653,500	+ 2.5%	\$625,000	\$645,000	+ 3.2%
Inventory of Homes for Sale	61	17	- 72.1%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	16	12	- 25.0%	15	20	+ 33.3%
Percent of Original List Price Received*	103.9%	107.5%	+ 3.5%	107.3%	104.9%	- 2.2%
New Listings	49	29	- 40.8%	378	234	- 38.1%

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

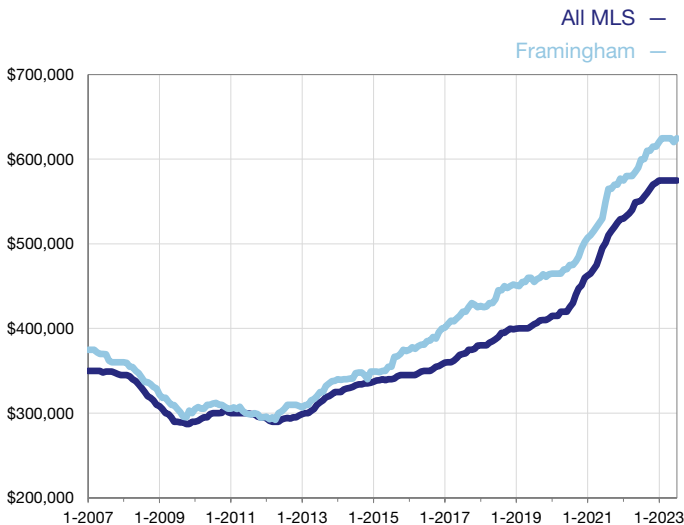
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	94	83	- 11.7%
Closed Sales	14	10	- 28.6%	114	96	- 15.8%
Median Sales Price*	\$395,000	\$364,950	- 7.6%	\$337,500	\$372,500	+ 10.4%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	88	10	- 88.6%	107	69	- 35.5%
Percent of Original List Price Received*	108.9%	102.8%	- 5.6%	105.9%	104.6%	- 1.2%
New Listings	11	14	+ 27.3%	110	97	- 11.8%

* 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

