

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	35	- 28.6%	369	254	- 31.2%
Closed Sales	47	39	- 17.0%	348	228	- 34.5%
Median Sales Price*	\$640,000	\$700,000	+ 9.4%	\$625,000	\$650,000	+ 4.0%
Inventory of Homes for Sale	55	16	- 70.9%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	16	20	+ 25.0%
Percent of Original List Price Received*	101.8%	105.3%	+ 3.4%	106.5%	104.9%	- 1.5%
New Listings	51	33	- 35.3%	429	267	- 37.8%

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

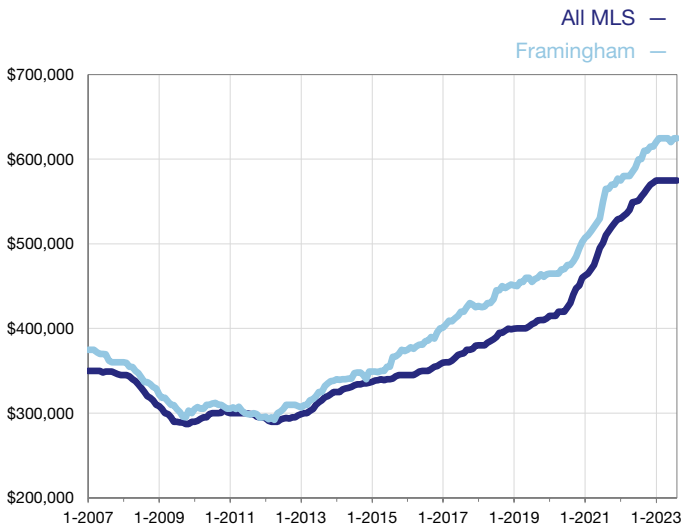
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	103	88	- 14.6%
Closed Sales	16	12	- 25.0%	130	109	- 16.2%
Median Sales Price*	\$377,500	\$378,250	+ 0.2%	\$342,500	\$380,000	+ 10.9%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	58	36	- 37.9%	101	65	- 35.6%
Percent of Original List Price Received*	105.6%	105.2%	- 0.4%	105.9%	104.7%	- 1.1%
New Listings	15	7	- 53.3%	125	104	- 16.8%

* 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

