

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	30	- 23.1%	408	279	- 31.6%
Closed Sales	47	35	- 25.5%	395	265	- 32.9%
Median Sales Price*	\$615,000	<b>\$631,000</b>	+ 2.6%	\$625,000	<b>\$650,000</b>	+ 4.0%
Inventory of Homes for Sale	67	31	- 53.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	17	20	+ 17.6%
Percent of Original List Price Received*	101.1%	<b>103.2%</b>	+ 2.1%	105.9%	<b>104.7%</b>	- 1.1%
New Listings	58	43	- 25.9%	487	310	- 36.3%

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

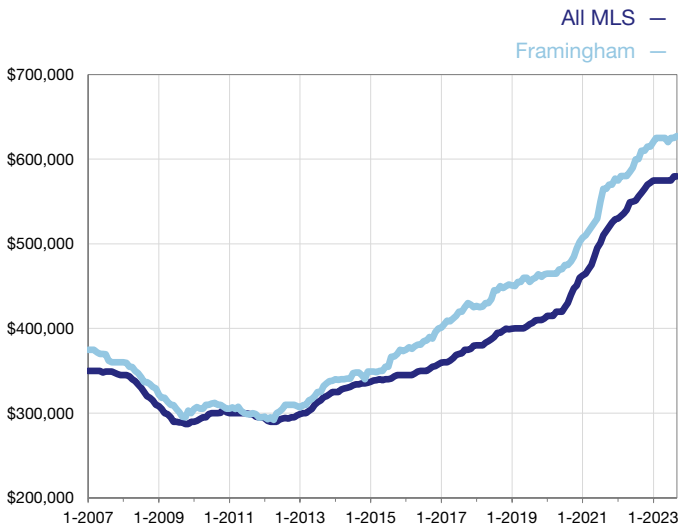
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	21	+ 50.0%	117	107	- 8.5%
Closed Sales	13	6	- 53.8%	143	115	- 19.6%
Median Sales Price*	\$450,000	<b>\$246,250</b>	- 45.3%	\$358,500	<b>\$365,000</b>	+ 1.8%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	76	19	- 75.0%	98	63	- 35.7%
Percent of Original List Price Received*	103.3%	<b>101.0%</b>	- 2.2%	105.7%	<b>104.5%</b>	- 1.1%
New Listings	15	23	+ 53.3%	140	127	- 9.3%

\* 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

