

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	38	- 9.5%	450	313	- 30.4%
Closed Sales	44	24	- 45.5%	439	290	- 33.9%
Median Sales Price*	\$582,500	\$634,000	+ 8.8%	\$620,000	\$650,000	+ 4.8%
Inventory of Homes for Sale	53	26	- 50.9%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	15	- 40.0%	18	20	+ 11.1%
Percent of Original List Price Received*	101.5%	103.1%	+ 1.6%	105.4%	104.5%	- 0.9%
New Listings	36	35	- 2.8%	523	344	- 34.2%

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

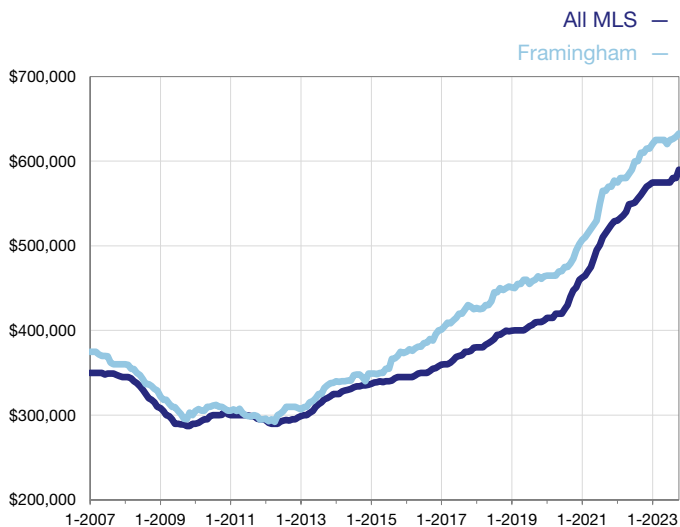
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	126	115	- 8.7%
Closed Sales	7	17	+ 142.9%	150	133	- 11.3%
Median Sales Price*	\$300,000	\$350,000	+ 16.7%	\$337,500	\$364,900	+ 8.1%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	31	22	- 29.0%	95	58	- 38.9%
Percent of Original List Price Received*	97.3%	102.3%	+ 5.1%	105.3%	104.2%	- 1.0%
New Listings	19	10	- 47.4%	159	138	- 13.2%

* 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

