

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	24	- 20.0%	480	336	- 30.0%
Closed Sales	29	35	+ 20.7%	468	325	- 30.6%
Median Sales Price*	\$560,000	\$660,000	+ 17.9%	\$615,000	\$650,000	+ 5.7%
Inventory of Homes for Sale	37	24	- 35.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	18	20	+ 11.1%
Percent of Original List Price Received*	100.1%	101.4%	+ 1.3%	105.1%	104.2%	- 0.9%
New Listings	20	27	+ 35.0%	543	371	- 31.7%

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

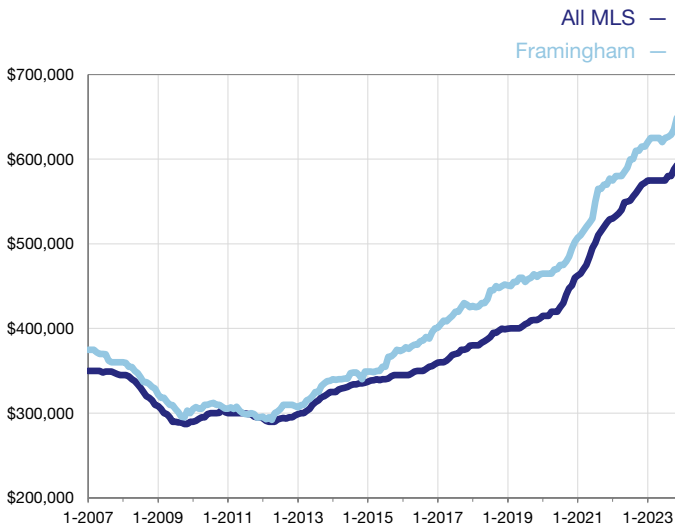
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	10	- 37.5%	142	125	- 12.0%
Closed Sales	10	8	- 20.0%	160	141	- 11.9%
Median Sales Price*	\$309,500	\$310,000	+ 0.2%	\$335,000	\$364,000	+ 8.7%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	50	12	- 76.0%	92	56	- 39.1%
Percent of Original List Price Received*	98.5%	103.3%	+ 4.9%	104.9%	104.2%	- 0.7%
New Listings	11	8	- 27.3%	170	146	- 14.1%

* 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

