

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	18	+ 28.6%	494	352	- 28.7%
Closed Sales	41	21	- 48.8%	509	346	- 32.0%
Median Sales Price*	\$600,000	\$550,000	- 8.3%	\$615,000	\$645,000	+ 4.9%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	19	20	+ 5.3%
Percent of Original List Price Received*	99.1%	102.9%	+ 3.8%	104.6%	104.1%	- 0.5%
New Listings	11	9	- 18.2%	554	380	- 31.4%

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

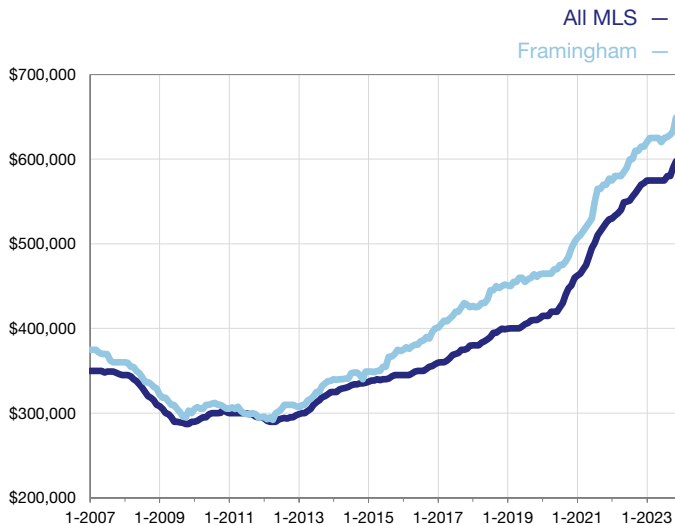
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	5	- 61.5%	155	130	- 16.1%
Closed Sales	20	8	- 60.0%	180	150	- 16.7%
Median Sales Price*	\$288,000	\$298,500	+ 3.6%	\$330,250	\$358,500	+ 8.6%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.5%	86	55	- 36.0%
Percent of Original List Price Received*	99.7%	100.4%	+ 0.7%	104.3%	104.0%	- 0.3%
New Listings	8	3	- 62.5%	178	149	- 16.3%

* 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

