

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

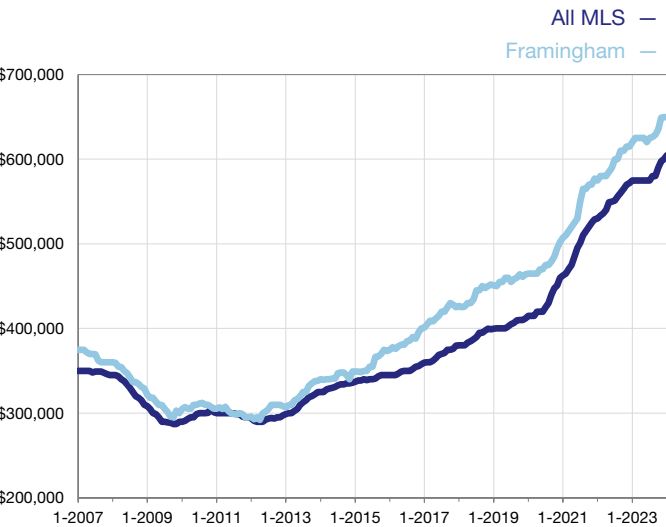
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	21	+ 75.0%	12	21	+ 75.0%
Closed Sales	13	26	+ 100.0%	13	26	+ 100.0%
Median Sales Price*	\$640,000	\$650,000	+ 1.6%	\$640,000	\$650,000	+ 1.6%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	37	20	- 45.9%
Percent of Original List Price Received*	99.1%	99.3%	+ 0.2%	99.1%	99.3%	+ 0.2%
New Listings	13	18	+ 38.5%	13	18	+ 38.5%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	9	9	0.0%
Closed Sales	18	6	- 66.7%	18	6	- 66.7%
Median Sales Price*	\$629,167	\$289,000	- 54.1%	\$629,167	\$289,000	- 54.1%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	144	38	- 73.6%	144	38	- 73.6%
Percent of Original List Price Received*	107.8%	96.8%	- 10.2%	107.8%	96.8%	- 10.2%
New Listings	14	10	- 28.6%	14	10	- 28.6%

* 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

