

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

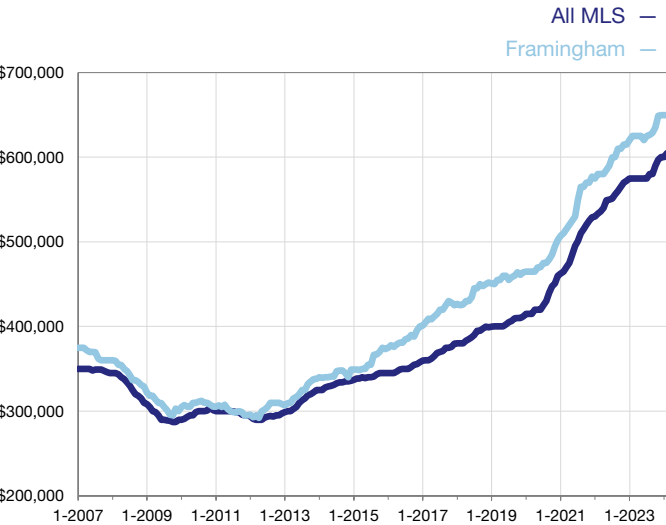
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	22	- 12.0%	37	40	+ 8.1%
Closed Sales	9	15	+ 66.7%	22	41	+ 86.4%
Median Sales Price*	\$620,000	\$655,000	+ 5.6%	\$630,000	\$650,000	+ 3.2%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	20	- 48.7%	38	20	- 47.4%
Percent of Original List Price Received*	96.0%	104.0%	+ 8.3%	97.8%	101.0%	+ 3.3%
New Listings	25	34	+ 36.0%	38	52	+ 36.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	21	17	- 19.0%
Closed Sales	8	9	+ 12.5%	26	15	- 42.3%
Median Sales Price*	\$314,950	\$270,000	- 14.3%	\$385,000	\$270,000	- 29.9%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	58	20	- 65.5%	117	27	- 76.9%
Percent of Original List Price Received*	101.6%	103.6%	+ 2.0%	105.9%	100.8%	- 4.8%
New Listings	15	8	- 46.7%	29	18	- 37.9%

\* 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

