

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	36	+ 50.0%	61	75	+ 23.0%
Closed Sales	30	20	- 33.3%	52	61	+ 17.3%
Median Sales Price*	\$630,275	\$696,250	+ 10.5%	\$630,275	\$682,000	+ 8.2%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	32	23	- 28.1%
Percent of Original List Price Received*	100.8%	103.6%	+ 2.8%	99.6%	101.9%	+ 2.3%
New Listings	28	25	- 10.7%	66	77	+ 16.7%

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

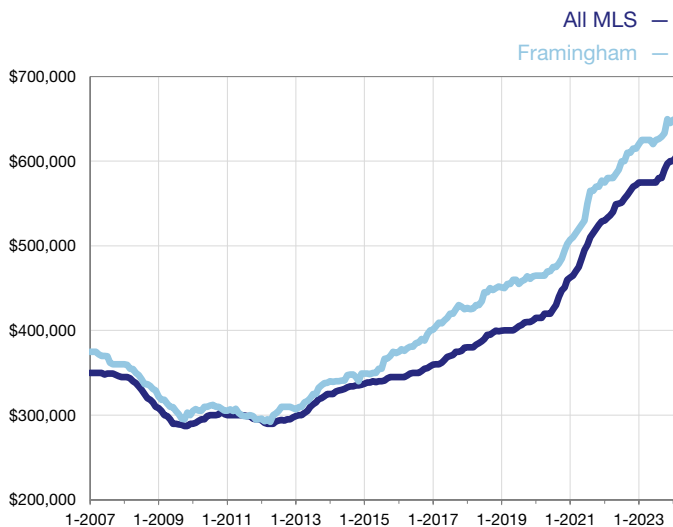
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	21	+ 61.5%	34	37	+ 8.8%
Closed Sales	23	6	- 73.9%	49	21	- 57.1%
Median Sales Price*	\$305,000	\$305,500	+ 0.2%	\$364,900	\$305,000	- 16.4%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	83	11	- 86.7%	101	22	- 78.2%
Percent of Original List Price Received*	103.5%	101.4%	- 2.0%	104.7%	101.0%	- 3.5%
New Listings	12	20	+ 66.7%	41	37	- 9.8%

* 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

