

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	26	43	+ 65.4%	87	115	+ 32.2%
Closed Sales	23	28	+ 21.7%	75	89	+ 18.7%
Median Sales Price*	\$571,000	\$660,000	+ 15.6%	\$615,000	\$665,000	+ 8.1%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	12	- 52.0%	30	19	- 36.7%
Percent of Original List Price Received*	103.3%	106.0%	+ 2.6%	100.7%	103.2%	+ 2.5%
New Listings	37	54	+ 45.9%	103	131	+ 27.2%

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

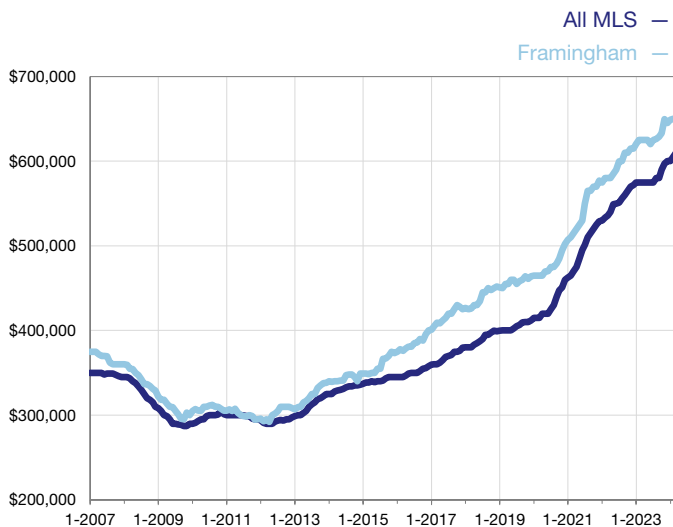
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	6	- 45.5%	45	41	- 8.9%
Closed Sales	8	14	+ 75.0%	57	35	- 38.6%
Median Sales Price*	\$536,000	\$326,250	- 39.1%	\$364,900	\$306,000	- 16.1%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	39	13	- 66.7%	92	19	- 79.3%
Percent of Original List Price Received*	105.7%	105.2%	- 0.5%	104.9%	102.7%	- 2.1%
New Listings	14	6	- 57.1%	55	43	- 21.8%

\* 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

