

Framingham

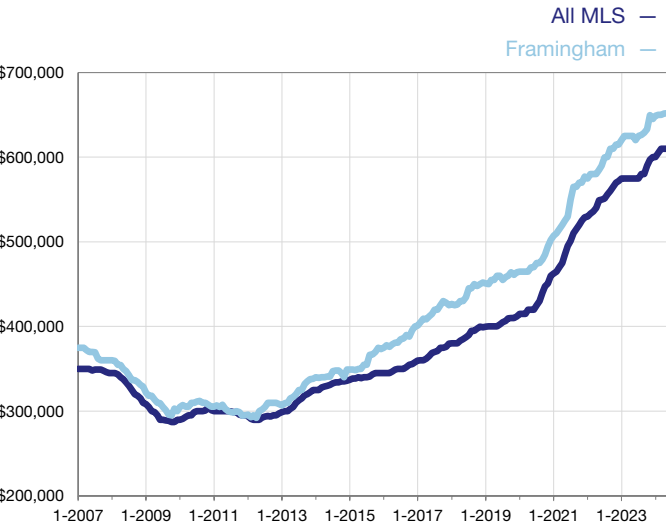
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	44	53	+ 20.5%	131	163	+ 24.4%
Closed Sales	25	40	+ 60.0%	100	129	+ 29.0%
Median Sales Price*	\$651,000	\$677,500	+ 4.1%	\$622,500	\$675,000	+ 8.4%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	26	19	- 26.9%
Percent of Original List Price Received*	107.5%	105.4%	- 2.0%	102.4%	103.9%	+ 1.5%
New Listings	49	57	+ 16.3%	152	188	+ 23.7%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	11	- 26.7%	60	51	- 15.0%
Closed Sales	18	11	- 38.9%	75	46	- 38.7%
Median Sales Price*	\$412,450	\$432,500	+ 4.9%	\$365,000	\$334,000	- 8.5%
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	48	39	- 18.8%	82	24	- 70.7%
Percent of Original List Price Received*	106.3%	104.5%	- 1.7%	105.2%	103.1%	- 2.0%
New Listings	17	10	- 41.2%	72	53	- 26.4%

* 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

