

Framingham

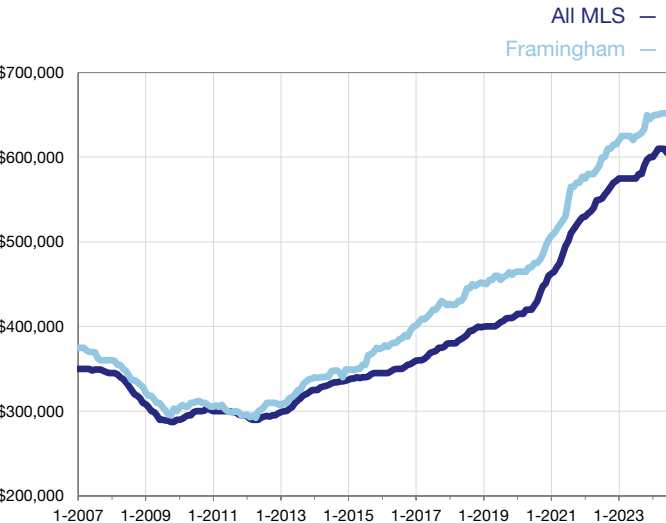
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	54	66	+ 22.2%	185	221	+ 19.5%
Closed Sales	41	49	+ 19.5%	141	179	+ 27.0%
Median Sales Price*	\$650,000	\$735,000	+ 13.1%	\$635,550	\$692,500	+ 9.0%
Inventory of Homes for Sale	32	41	+ 28.1%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	23	18	- 21.7%
Percent of Original List Price Received*	107.8%	107.0%	- 0.7%	104.0%	104.7%	+ 0.7%
New Listings	53	71	+ 34.0%	205	259	+ 26.3%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	70	64	- 8.6%
Closed Sales	11	7	- 36.4%	86	53	- 38.4%
Median Sales Price*	\$399,000	\$410,000	+ 2.8%	\$377,450	\$365,000	- 3.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	75	24	- 68.0%
Percent of Original List Price Received*	102.0%	105.0%	+ 2.9%	104.8%	103.4%	- 1.3%
New Listings	11	14	+ 27.3%	83	67	- 19.3%

* 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

