

Framingham

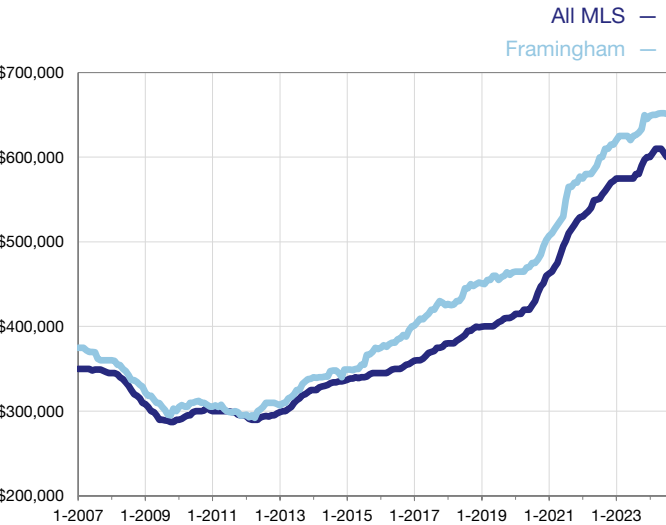
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	34	42	+ 23.5%	219	258	+ 17.8%
Closed Sales	48	45	- 6.3%	189	226	+ 19.6%
Median Sales Price*	\$653,500	\$675,000	+ 3.3%	\$645,000	\$683,500	+ 6.0%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	12	15	+ 25.0%	20	17	- 15.0%
Percent of Original List Price Received*	107.5%	103.8%	- 3.4%	104.9%	104.5%	- 0.4%
New Listings	29	30	+ 3.4%	234	286	+ 22.2%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	9	0.0%	79	72	- 8.9%
Closed Sales	11	18	+ 63.6%	97	71	- 26.8%
Median Sales Price*	\$380,000	\$419,113	+ 10.3%	\$380,000	\$390,000	+ 2.6%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	24	+ 26.3%	69	24	- 65.2%
Percent of Original List Price Received*	103.0%	100.4%	- 2.5%	104.6%	102.6%	- 1.9%
New Listings	14	9	- 35.7%	97	76	- 21.6%

* 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

