

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

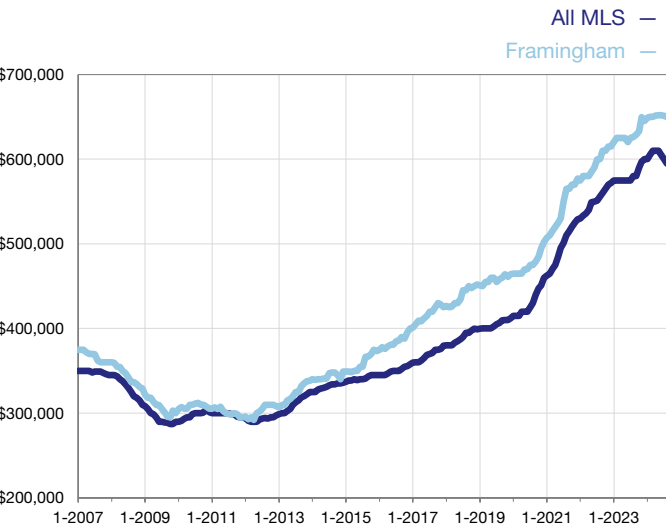
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	29	32	+ 10.3%	248	285	+ 14.9%
Closed Sales	42	47	+ 11.9%	231	273	+ 18.2%
Median Sales Price*	\$705,500	\$670,000	- 5.0%	\$650,000	\$682,000	+ 4.9%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	20	18	- 10.0%
Percent of Original List Price Received*	105.0%	101.7%	- 3.1%	104.9%	104.1%	- 0.8%
New Listings	32	32	0.0%	266	317	+ 19.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	85	80	- 5.9%
Closed Sales	13	9	- 30.8%	110	81	- 26.4%
Median Sales Price*	\$392,500	\$380,000	- 3.2%	\$380,000	\$383,000	+ 0.8%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	44	23	- 47.7%	66	24	- 63.6%
Percent of Original List Price Received*	105.2%	100.5%	- 4.5%	104.7%	102.3%	- 2.3%
New Listings	9	11	+ 22.2%	106	87	- 17.9%

\* 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

