

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

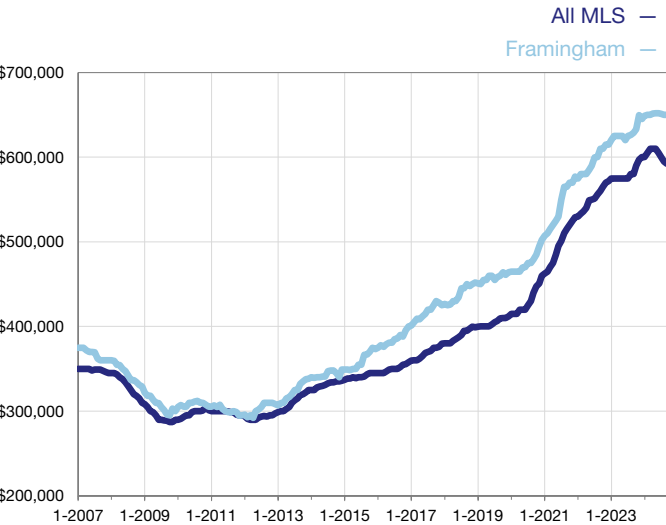
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	27	37	+ 37.0%	275	319	+ 16.0%
Closed Sales	35	29	- 17.1%	266	303	+ 13.9%
Median Sales Price*	\$631,000	\$665,000	+ 5.4%	\$650,000	\$682,000	+ 4.9%
Inventory of Homes for Sale	37	36	- 2.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	20	19	- 5.0%
Percent of Original List Price Received*	103.2%	100.9%	- 2.2%	104.7%	103.7%	- 1.0%
New Listings	43	45	+ 4.7%	309	360	+ 16.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	6	- 68.4%	104	84	- 19.2%
Closed Sales	8	5	- 37.5%	118	86	- 27.1%
Median Sales Price*	\$321,250	\$335,000	+ 4.3%	\$372,500	\$380,000	+ 2.0%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	63	24	- 61.9%
Percent of Original List Price Received*	102.5%	103.7%	+ 1.2%	104.5%	102.4%	- 2.0%
New Listings	23	13	- 43.5%	129	100	- 22.5%

\* 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

