

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	36	42	+ 16.7%	311	357	+ 14.8%
Closed Sales	24	27	+ 12.5%	290	330	+ 13.8%
Median Sales Price*	\$634,000	\$650,000	+ 2.5%	\$650,000	\$679,000	+ 4.5%
Inventory of Homes for Sale	33	43	+ 30.3%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	15	22	+ 46.7%	20	19	- 5.0%
Percent of Original List Price Received*	103.1%	102.1%	- 1.0%	104.5%	103.6%	- 0.9%
New Listings	35	48	+ 37.1%	344	408	+ 18.6%

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

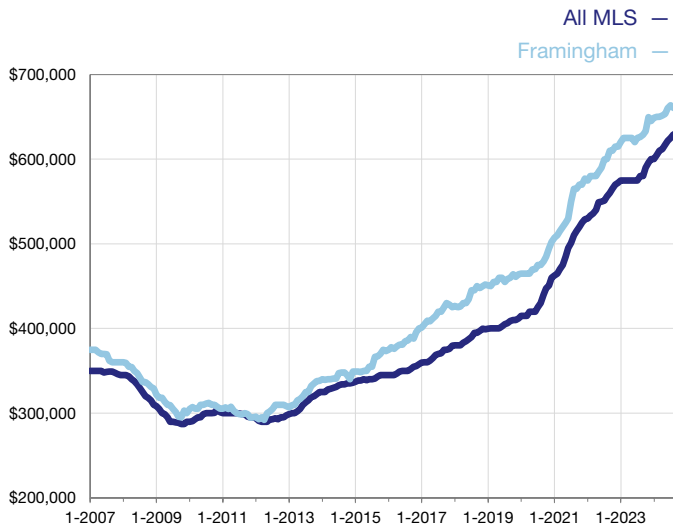
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	10	- 9.1%	115	94	- 18.3%
Closed Sales	17	8	- 52.9%	135	94	- 30.4%
Median Sales Price*	\$350,000	\$332,500	- 5.0%	\$364,900	\$375,000	+ 2.8%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	22	35	+ 59.1%	58	25	- 56.9%
Percent of Original List Price Received*	102.3%	101.1%	- 1.2%	104.2%	102.3%	- 1.8%
New Listings	10	16	+ 60.0%	139	116	- 16.5%

* 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

