

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

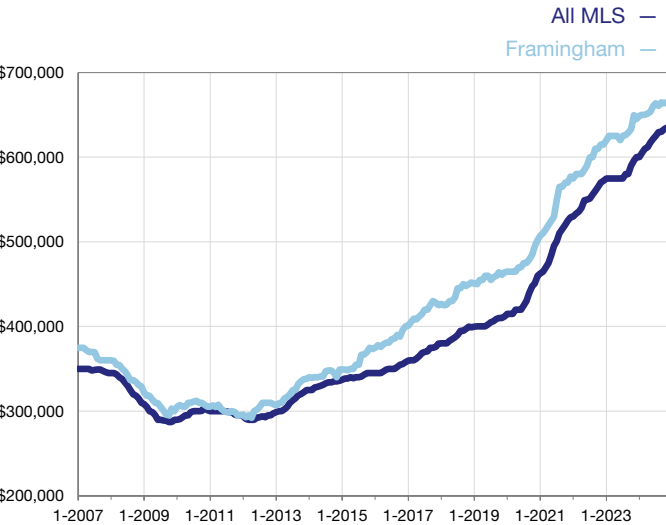
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	41	+ 78.3%	334	391	+ 17.1%
Closed Sales	35	35	0.0%	325	366	+ 12.6%
Median Sales Price*	\$660,000	\$665,000	+ 0.8%	\$650,000	\$676,500	+ 4.1%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	20	20	0.0%
Percent of Original List Price Received*	101.4%	99.9%	- 1.5%	104.2%	103.2%	- 1.0%
New Listings	27	19	- 29.6%	371	426	+ 14.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	126	106	- 15.9%
Closed Sales	8	11	+ 37.5%	143	105	- 26.6%
Median Sales Price*	\$310,000	\$325,000	+ 4.8%	\$364,000	\$355,000	- 2.5%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	29	+ 141.7%	55	25	- 54.5%
Percent of Original List Price Received*	103.3%	96.1%	- 7.0%	104.2%	101.6%	- 2.5%
New Listings	8	10	+ 25.0%	147	126	- 14.3%

* 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

