

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

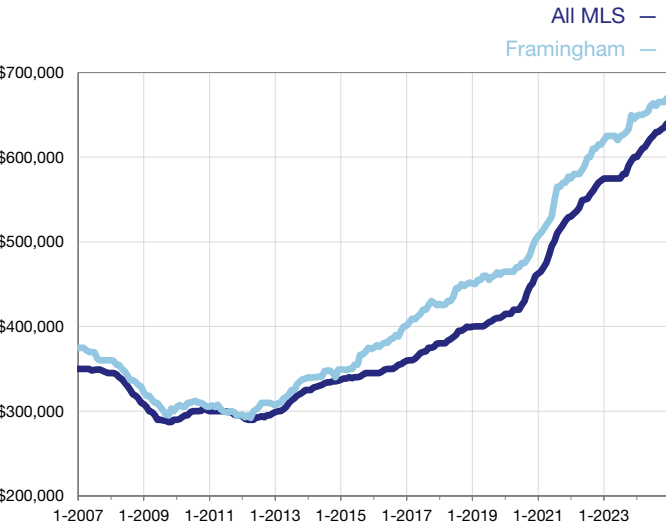
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	24	+ 33.3%	352	411	+ 16.8%
Closed Sales	21	37	+ 76.2%	346	403	+ 16.5%
Median Sales Price*	\$550,000	\$650,000	+ 18.2%	\$645,000	\$670,000	+ 3.9%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	20	22	+ 10.0%
Percent of Original List Price Received*	102.9%	99.9%	- 2.9%	104.1%	102.9%	- 1.2%
New Listings	9	9	0.0%	380	435	+ 14.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	129	109	- 15.5%
Closed Sales	8	5	- 37.5%	151	110	- 27.2%
Median Sales Price*	\$298,500	\$291,000	- 2.5%	\$360,000	\$355,000	- 1.4%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	43	30	- 30.2%	55	26	- 52.7%
Percent of Original List Price Received*	100.4%	100.8%	+ 0.4%	104.0%	101.6%	- 2.3%
New Listings	3	7	+ 133.3%	150	133	- 11.3%

\* 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

