

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

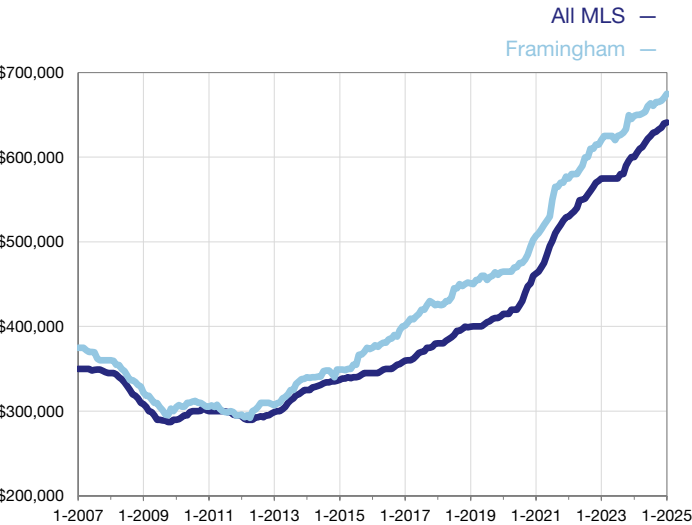
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	16	- 11.1%	18	16	- 11.1%
Closed Sales	26	26	0.0%	26	26	0.0%
Median Sales Price*	\$650,000	\$699,000	+ 7.5%	\$650,000	\$699,000	+ 7.5%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	40	+ 100.0%	20	40	+ 100.0%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	99.3%	99.9%	+ 0.6%
New Listings	18	29	+ 61.1%	18	29	+ 61.1%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	6	9	+ 50.0%	6	9	+ 50.0%
Median Sales Price*	\$289,000	\$419,000	+ 45.0%	\$289,000	\$419,000	+ 45.0%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	38	25	- 34.2%	38	25	- 34.2%
Percent of Original List Price Received*	96.8%	102.4%	+ 5.8%	96.8%	102.4%	+ 5.8%
New Listings	10	11	+ 10.0%	10	11	+ 10.0%

\* 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

