

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

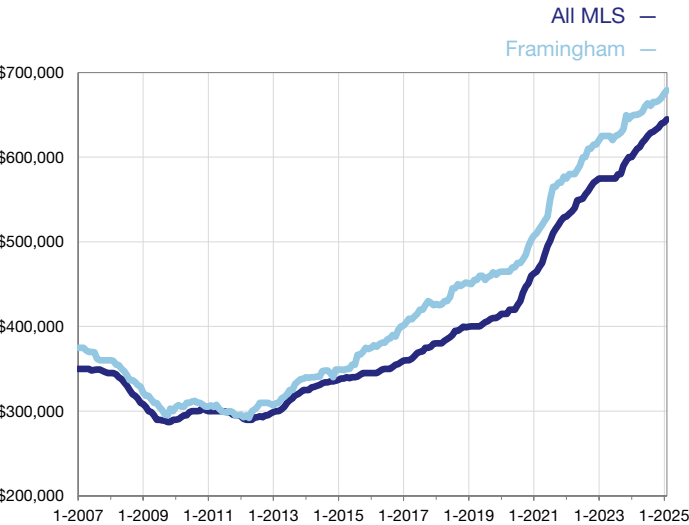
| Single-Family Properties | | | | February | | | Year to Date | | |
|------------------------------------------|--|--|--|-----------|-----------|----------|--------------|-----------|----------|
| Key Metrics | | | | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | | | | 21 | 25 | + 19.0% | 39 | 38 | - 2.6% |
| Closed Sales | | | | 15 | 16 | + 6.7% | 41 | 42 | + 2.4% |
| Median Sales Price* | | | | \$655,000 | \$760,000 | + 16.0% | \$650,000 | \$710,000 | + 9.2% |
| Inventory of Homes for Sale | | | | 30 | 16 | - 46.7% | -- | -- | -- |
| Months Supply of Inventory | | | | 1.0 | 0.5 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 20 | 51 | + 155.0% | 20 | 44 | + 120.0% |
| Percent of Original List Price Received* | | | | 104.0% | 99.8% | - 4.0% | 101.0% | 99.9% | - 1.1% |
| New Listings | | | | 34 | 17 | - 50.0% | 52 | 45 | - 13.5% |

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

| Condominium Properties | | | | February | | | Year to Date | | |
|------------------------------------------|--|--|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics | | | | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | | | | 7 | 6 | - 14.3% | 16 | 16 | 0.0% |
| Closed Sales | | | | 9 | 6 | - 33.3% | 15 | 15 | 0.0% |
| Median Sales Price* | | | | \$270,000 | \$301,000 | + 11.5% | \$270,000 | \$320,000 | + 18.5% |
| Inventory of Homes for Sale | | | | 9 | 7 | - 22.2% | -- | -- | -- |
| Months Supply of Inventory | | | | 0.9 | 0.8 | - 11.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 20 | 22 | + 10.0% | 27 | 24 | - 11.1% |
| Percent of Original List Price Received* | | | | 103.6% | 103.2% | - 0.4% | 100.8% | 102.7% | + 1.9% |
| New Listings | | | | 7 | 6 | - 14.3% | 17 | 13 | - 23.5% |

* 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

