

Framingham

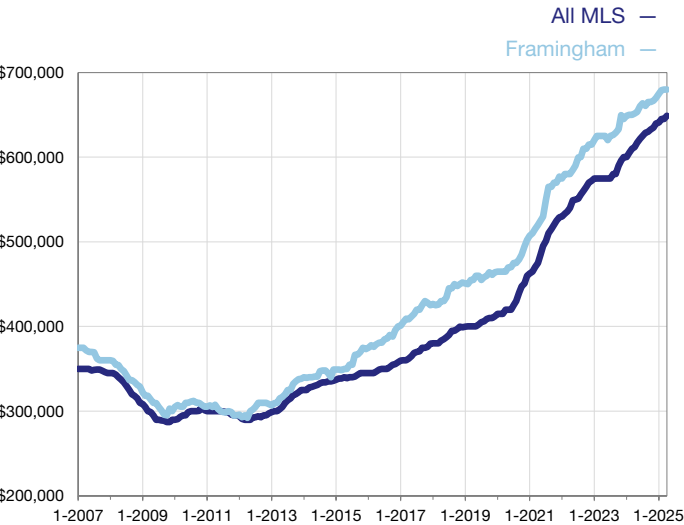
Single-Family Properties				April			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				39	50	+ 28.2%	110	119	+ 8.2%
Closed Sales				28	30	+ 7.1%	89	90	+ 1.1%
Median Sales Price*				\$660,000	\$762,500	+ 15.5%	\$665,000	\$745,250	+ 12.1%
Inventory of Homes for Sale				32	37	+ 15.6%	--	--	--
Months Supply of Inventory				1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale				12	15	+ 25.0%	19	32	+ 68.4%
Percent of Original List Price Received*				106.0%	104.0%	- 1.9%	103.2%	101.8%	- 1.4%
New Listings				54	69	+ 27.8%	131	149	+ 13.7%

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

Condominium Properties				April			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				6	15	+ 150.0%	40	35	- 12.5%
Closed Sales				14	8	- 42.9%	35	28	- 20.0%
Median Sales Price*				\$326,250	\$414,950	+ 27.2%	\$306,000	\$320,000	+ 4.6%
Inventory of Homes for Sale				10	16	+ 60.0%	--	--	--
Months Supply of Inventory				1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale				13	40	+ 207.7%	19	29	+ 52.6%
Percent of Original List Price Received*				105.2%	100.0%	- 4.9%	102.7%	102.1%	- 0.6%
New Listings				6	15	+ 150.0%	43	43	0.0%

* 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

