

# Framingham

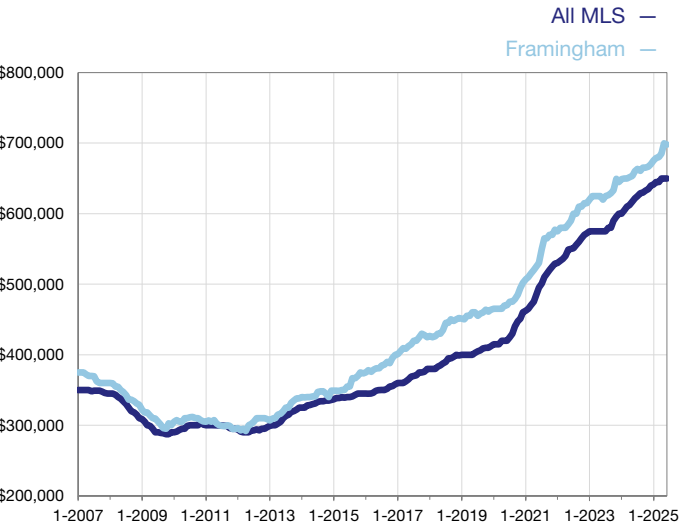
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	61	50	- 18.0%	216	214	- 0.9%
Closed Sales	51	57	+ 11.8%	181	188	+ 3.9%
Median Sales Price*	\$725,000	\$775,000	+ 6.9%	\$685,000	\$750,000	+ 9.5%
Inventory of Homes for Sale	48	55	+ 14.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	18	24	+ 33.3%
Percent of Original List Price Received*	106.9%	102.9%	- 3.7%	104.7%	102.7%	- 1.9%
New Listings	69	62	- 10.1%	256	271	+ 5.9%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	63	57	- 9.5%
Closed Sales	7	13	+ 85.7%	53	54	+ 1.9%
Median Sales Price*	\$410,000	\$402,500	- 1.8%	\$365,000	\$340,000	- 6.8%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	24	32	+ 33.3%
Percent of Original List Price Received*	105.0%	101.2%	- 3.6%	103.4%	101.5%	- 1.8%
New Listings	14	17	+ 21.4%	67	77	+ 14.9%

\* 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

