

Framingham

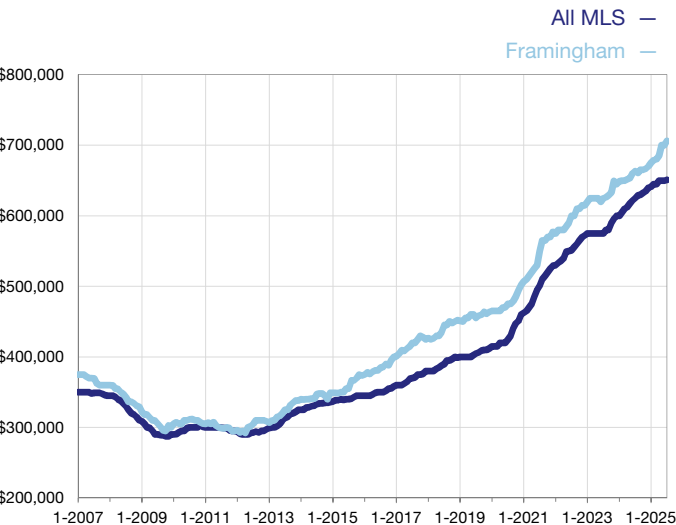
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	37	39	+ 5.4%	253	246	- 2.8%
Closed Sales	46	34	- 26.1%	227	222	- 2.2%
Median Sales Price*	\$676,500	\$755,000	+ 11.6%	\$685,000	\$750,000	+ 9.5%
Inventory of Homes for Sale	37	67	+ 81.1%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	17	24	+ 41.2%
Percent of Original List Price Received*	103.6%	101.2%	- 2.3%	104.5%	102.5%	- 1.9%
New Listings	29	50	+ 72.4%	285	321	+ 12.6%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	23	+ 155.6%	72	78	+ 8.3%
Closed Sales	19	9	- 52.6%	72	63	- 12.5%
Median Sales Price*	\$418,500	\$409,000	- 2.3%	\$386,500	\$350,000	- 9.4%
Inventory of Homes for Sale	9	22	+ 144.4%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	24	30	+ 25.0%
Percent of Original List Price Received*	100.2%	100.9%	+ 0.7%	102.5%	101.4%	- 1.1%
New Listings	9	24	+ 166.7%	76	100	+ 31.6%

* 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

