

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	23	<b>26</b>	+ 13.0%	410	<b>406</b>	- 1.0%
Closed Sales	38	<b>32</b>	- 15.8%	405	<b>407</b>	+ 0.5%
Median Sales Price*	\$649,995	<b>\$697,000</b>	+ 7.2%	\$670,000	<b>\$719,000</b>	+ 7.3%
Inventory of Homes for Sale	17	<b>27</b>	+ 58.8%	--	--	--
Months Supply of Inventory	0.5	<b>0.8</b>	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	<b>53</b>	+ 51.4%	22	<b>27</b>	+ 22.7%
Percent of Original List Price Received*	99.9%	<b>97.3%</b>	- 2.6%	102.9%	<b>101.1%</b>	- 1.7%
New Listings	9	<b>17</b>	+ 88.9%	434	<b>499</b>	+ 15.0%

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

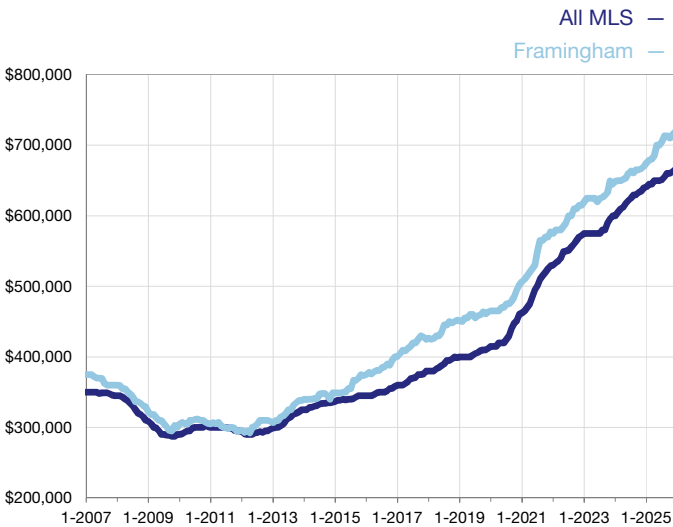
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	<b>8</b>	+ 33.3%	108	<b>120</b>	+ 11.1%
Closed Sales	5	<b>16</b>	+ 220.0%	111	<b>118</b>	+ 6.3%
Median Sales Price*	\$291,000	<b>\$414,000</b>	+ 42.3%	\$355,000	<b>\$381,750</b>	+ 7.5%
Inventory of Homes for Sale	19	<b>15</b>	- 21.1%	--	--	--
Months Supply of Inventory	2.1	<b>1.5</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	<b>48</b>	+ 60.0%	26	<b>35</b>	+ 34.6%
Percent of Original List Price Received*	100.8%	<b>96.0%</b>	- 4.8%	101.6%	<b>99.3%</b>	- 2.3%
New Listings	7	<b>7</b>	0.0%	134	<b>159</b>	+ 18.7%

\* 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

