

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	22	- 4.3%	36	48	+ 33.3%
Closed Sales	17	20	+ 17.6%	43	38	- 11.6%
Median Sales Price*	\$715,000	\$739,000	+ 3.4%	\$705,000	\$722,000	+ 2.4%
Inventory of Homes for Sale	19	34	+ 78.9%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	49	46	- 6.1%	43	48	+ 11.6%
Percent of Original List Price Received*	99.8%	97.3%	- 2.5%	99.9%	96.9%	- 3.0%
New Listings	16	28	+ 75.0%	44	55	+ 25.0%

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

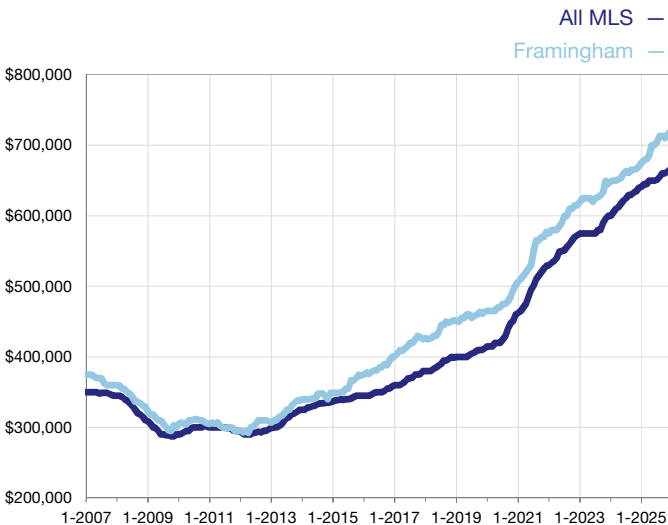
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	13	12	- 7.7%
Closed Sales	7	9	+ 28.6%	16	16	0.0%
Median Sales Price*	\$302,000	\$405,000	+ 34.1%	\$320,000	\$327,500	+ 2.3%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	30	53	+ 76.7%	27	52	+ 92.6%
Percent of Original List Price Received*	101.8%	98.6%	- 3.1%	102.1%	97.4%	- 4.6%
New Listings	6	9	+ 50.0%	13	20	+ 53.8%

* 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

