

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	33	39	+ 18.2%	69	85	+ 23.2%
Closed Sales	17	30	+ 76.5%	60	68	+ 13.3%
Median Sales Price*	\$750,000	\$733,500	- 2.2%	\$727,500	\$732,000	+ 0.6%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	41	40	- 2.4%
Percent of Original List Price Received*	102.8%	103.2%	+ 0.4%	100.7%	99.7%	- 1.0%
New Listings	37	40	+ 8.1%	81	94	+ 16.0%

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

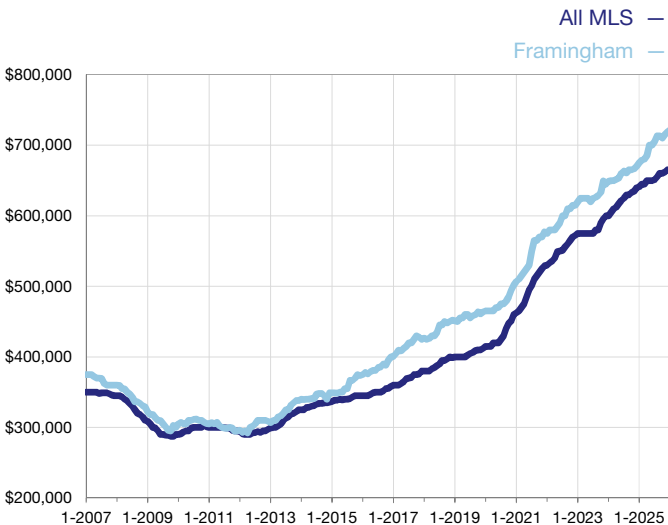
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	21	18	- 14.3%
Closed Sales	4	5	+ 25.0%	20	21	+ 5.0%
Median Sales Price*	\$308,450	\$310,000	+ 0.5%	\$317,450	\$320,000	+ 0.8%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	15	36	+ 140.0%	25	48	+ 92.0%
Percent of Original List Price Received*	106.2%	98.7%	- 7.1%	103.0%	97.7%	- 5.1%
New Listings	15	16	+ 6.7%	28	35	+ 25.0%

* 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

