

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Framingham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	43	47	+ 9.3%	112	127	+ 13.4%
Closed Sales	31	26	- 16.1%	91	95	+ 4.4%
Median Sales Price*	\$750,000	\$767,000	+ 2.3%	\$745,000	\$734,000	- 1.5%
Inventory of Homes for Sale	46	60	+ 30.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	14	38	+ 171.4%	32	42	+ 31.3%
Percent of Original List Price Received*	104.6%	100.7%	- 3.7%	102.1%	100.0%	- 2.1%
New Listings	69	74	+ 7.2%	150	168	+ 12.0%

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

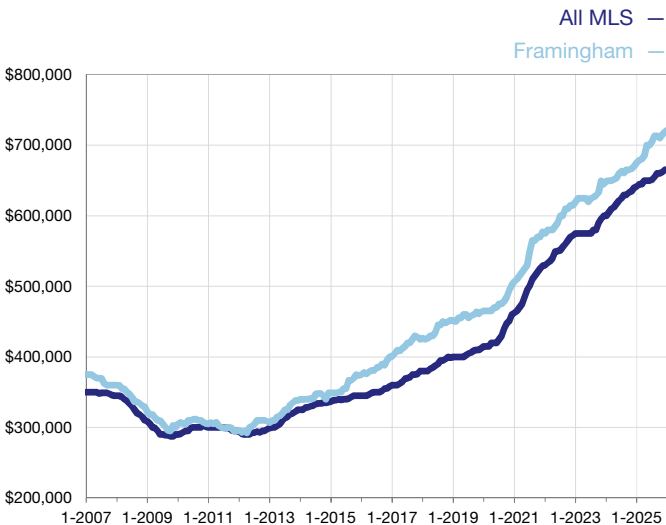
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	17	+ 41.7%	33	34	+ 3.0%
Closed Sales	8	4	- 50.0%	28	25	- 10.7%
Median Sales Price*	\$414,950	\$344,950	- 16.9%	\$320,000	\$335,000	+ 4.7%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	146	+ 265.0%	29	64	+ 120.7%
Percent of Original List Price Received*	100.0%	94.8%	- 5.2%	102.1%	97.2%	- 4.8%
New Listings	14	17	+ 21.4%	42	51	+ 21.4%

\* 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

