

Framingham

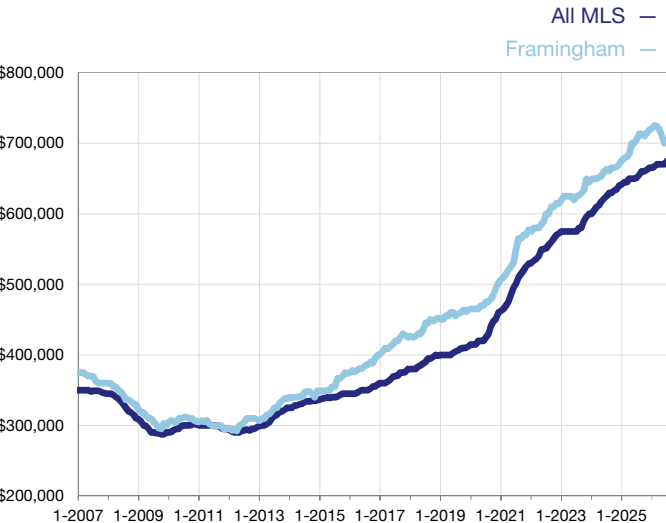
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	33	38	+ 15.2%	238	264	+ 10.9%
Closed Sales	35	45	+ 28.6%	223	242	+ 8.5%
Median Sales Price*	\$755,000	\$680,000	- 9.9%	\$750,000	\$723,250	- 3.6%
Inventory of Homes for Sale	79	62	- 21.5%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	19	21	+ 10.5%	24	31	+ 29.2%
Percent of Original List Price Received*	101.4%	101.4%	0.0%	102.5%	101.1%	- 1.4%
New Listings	50	53	+ 6.0%	319	327	+ 2.5%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	11	- 45.0%	75	72	- 4.0%
Closed Sales	10	12	+ 20.0%	64	66	+ 3.1%
Median Sales Price*	\$413,000	\$354,950	- 14.1%	\$360,000	\$335,000	- 6.9%
Inventory of Homes for Sale	28	48	+ 71.4%	--	--	--
Months Supply of Inventory	3.0	4.9	+ 63.3%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 63.6%	30	55	+ 83.3%
Percent of Original List Price Received*	100.5%	98.7%	- 1.8%	101.3%	97.3%	- 3.9%
New Listings	24	27	+ 12.5%	102	122	+ 19.6%

* 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

