

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

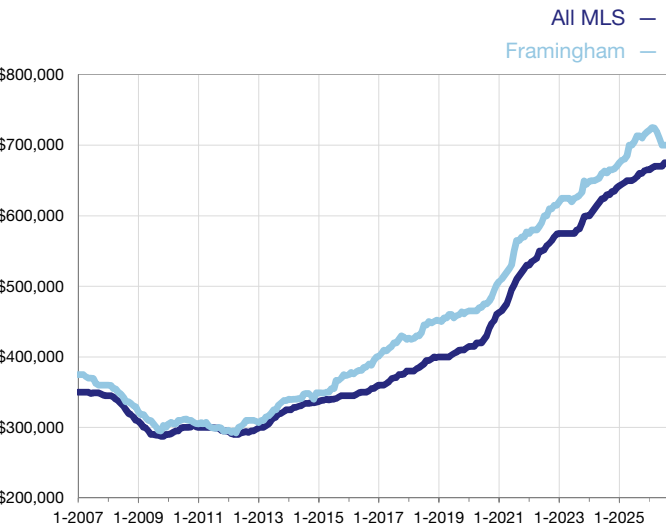
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	43	39	- 9.3%	281	300	+ 6.8%
Closed Sales	48	37	- 22.9%	271	279	+ 3.0%
Median Sales Price*	\$729,950	\$740,000	+ 1.4%	\$750,000	\$725,000	- 3.3%
Inventory of Homes for Sale	68	70	+ 2.9%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	24	30	+ 25.0%
Percent of Original List Price Received*	100.1%	101.3%	+ 1.2%	102.1%	101.1%	- 1.0%
New Listings	37	54	+ 45.9%	356	380	+ 6.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	15	+ 25.0%	87	85	- 2.3%
Closed Sales	15	12	- 20.0%	79	78	- 1.3%
Median Sales Price*	\$392,000	\$358,750	- 8.5%	\$390,000	\$344,950	- 11.6%
Inventory of Homes for Sale	28	40	+ 42.9%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--
Cumulative Days on Market Until Sale	30	42	+ 40.0%	30	53	+ 76.7%
Percent of Original List Price Received*	97.6%	97.9%	+ 0.3%	100.6%	97.4%	- 3.2%
New Listings	13	14	+ 7.7%	115	138	+ 20.0%

* 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

