

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Framingham

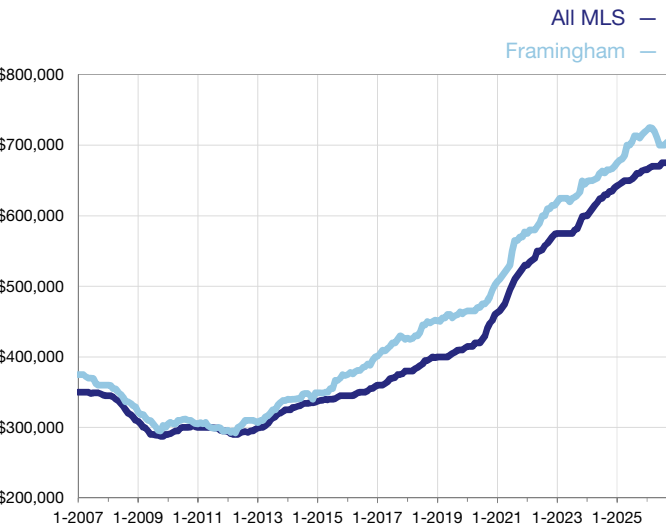
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	47	35	- 25.5%	328	331	+ 0.9%
Closed Sales	35	37	+ 5.7%	306	316	+ 3.3%
Median Sales Price*	\$650,000	\$725,000	+ 11.5%	\$742,500	\$725,000	- 2.4%
Inventory of Homes for Sale	76	90	+ 18.4%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	24	30	+ 25.0%
Percent of Original List Price Received*	97.7%	98.7%	+ 1.0%	101.6%	100.8%	- 0.8%
New Listings	60	57	- 5.0%	416	435	+ 4.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	14	+ 133.3%	93	96	+ 3.2%
Closed Sales	9	14	+ 55.6%	88	93	+ 5.7%
Median Sales Price*	\$335,000	\$333,000	- 0.6%	\$389,000	\$344,900	- 11.3%
Inventory of Homes for Sale	42	41	- 2.4%	--	--	--
Months Supply of Inventory	4.3	4.0	- 7.0%	--	--	--
Cumulative Days on Market Until Sale	55	51	- 7.3%	33	53	+ 60.6%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	100.4%	97.3%	- 3.1%
New Listings	22	18	- 18.2%	137	153	+ 11.7%

* 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

