Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Framingham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	26	**46**	+ 76.9%	354	**374**	+ 5.6%
Closed Sales	42	**30**	- 28.6%	348	**346**	- 0.6%
Median Sales Price*	$659,950	**$682,500**	+ 3.4%	$732,500	**$720,000**	- 1.7%
Inventory of Homes for Sale	84	**67**	- 20.2%	--	--	--
Months Supply of Inventory	2.4	**1.9**	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	26	**35**	+ 34.6%	25	**31**	+ 24.0%
Percent of Original List Price Received*	100.4%	**96.2%**	- 4.2%	101.5%	**100.4%**	- 1.1%
New Listings	44	**39**	- 11.4%	460	**472**	+ 2.6%

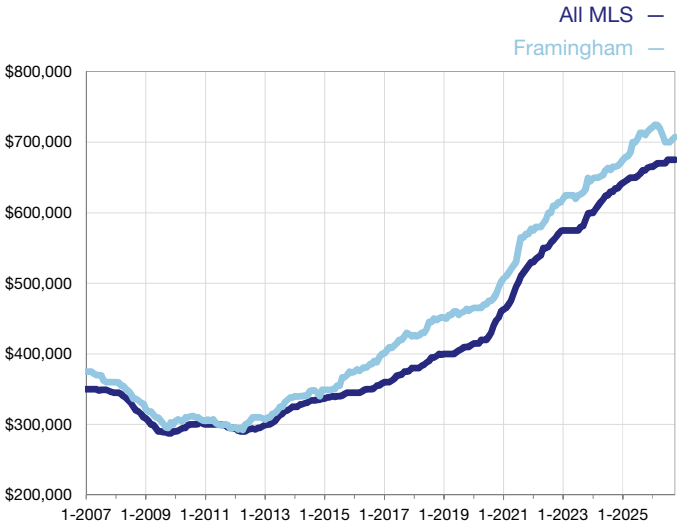
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

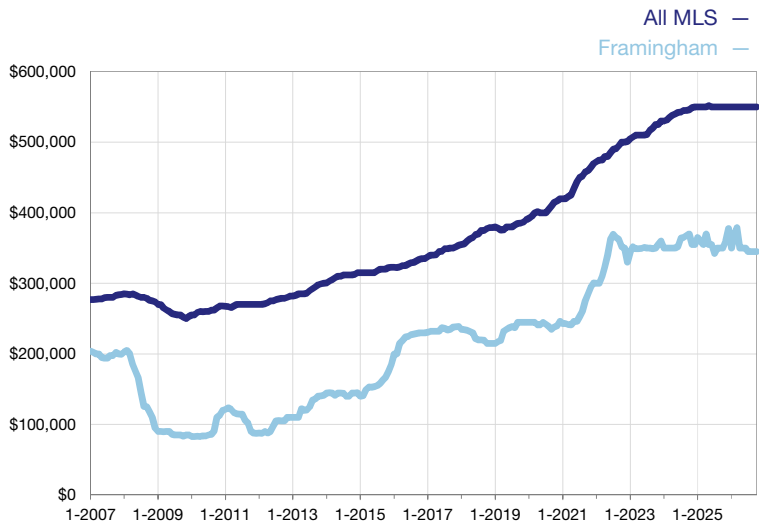
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**13**	+ 62.5%	101	**107**	+ 5.9%
Closed Sales	7	**5**	- 28.6%	95	**98**	+ 3.2%
Median Sales Price*	$310,000	**$350,000**	+ 12.9%	$377,500	**$344,950**	- 8.6%
Inventory of Homes for Sale	42	**40**	- 4.8%	--	--	--
Months Supply of Inventory	4.4	**3.8**	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	68	**38**	- 44.1%	35	**53**	+ 51.4%
Percent of Original List Price Received*	94.8%	**94.7%**	- 0.1%	100.0%	**97.1%**	- 2.9%
New Listings	11	**18**	+ 63.6%	148	**170**	+ 14.9%

* 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



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