

# Q2 2020 FRAMINGHAM



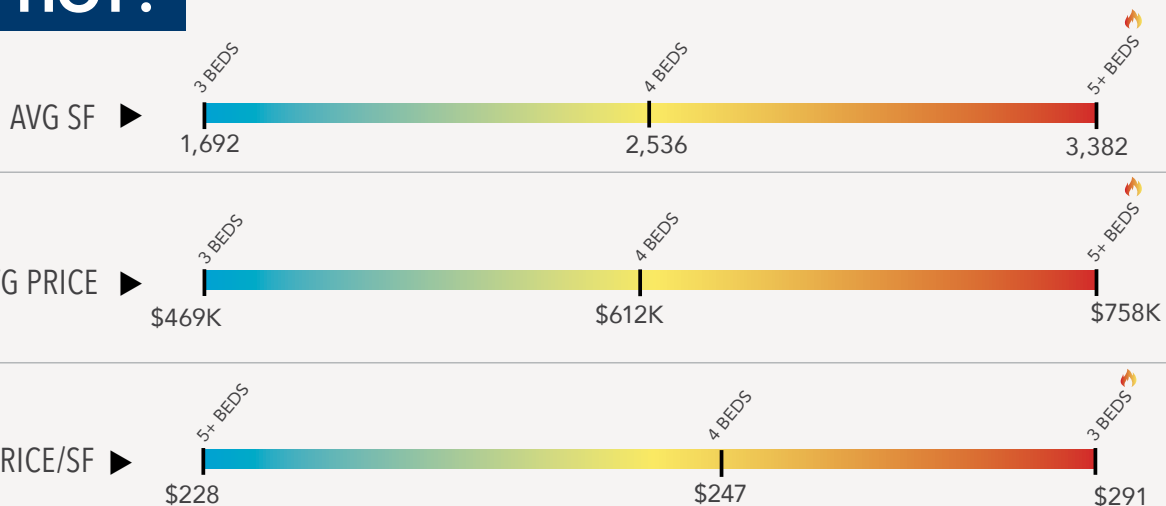
## TRENDS & INSIGHTS

Framingham experienced a 27.3% decline in closings year over year Q2 2019 to Q2 2020 due to the pandemic. Nevertheless, prices increased by 10.7% across the same timeframe, which is a huge increase relative to other MetroWest suburbs.

- The most expensive home sale in Framingham was 54 Goodnow Lane, which sold for \$1,620,000 (listed for \$1,895,000) and pushed the Framingham single family home market to new heights
  - In Q2 2019, the most expensive home sale was for \$859,500
- Framingham's condo market had a strong quarter despite the pandemic with two noteworthy sales over \$700,000:
  - Northside Meadows (35 Richmond Lane) Unit 26 - \$739,900
  - Montage Framingham (5 Strauss Lane) Unit 3 - \$712,000



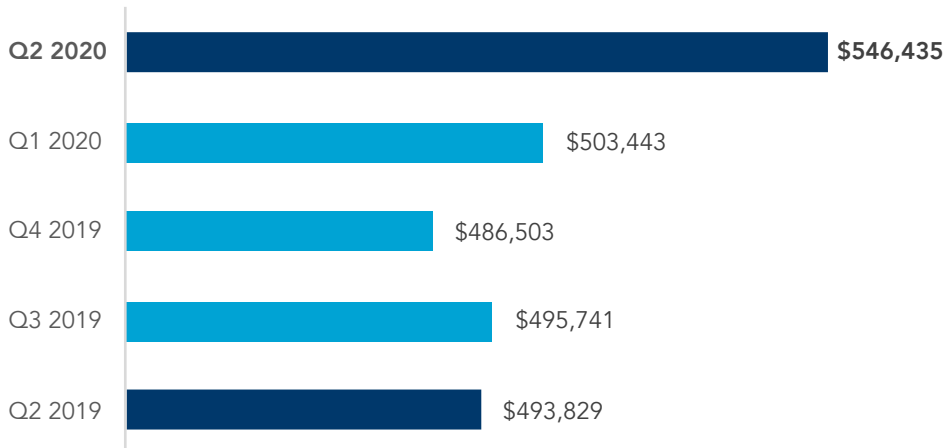
## WHAT'S HOT?



## AVERAGE SALES PRICE



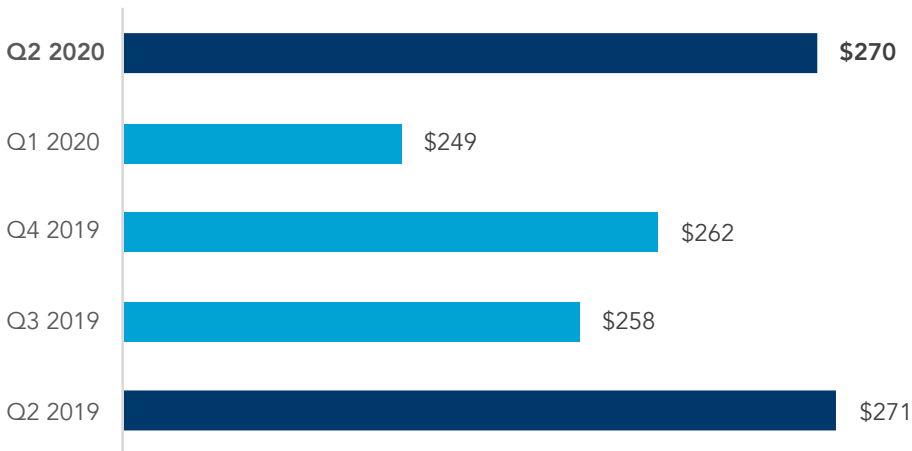
**↑ 10.7%**  
 YEAR OVER YEAR  
**\$52,606**  
 INCREASE



## AVERAGE COST PER SQ FT



**↓ 0.4%**  
 YEAR OVER YEAR  
**\$1**  
 DECREASE



## NUMBER OF CLOSINGS



**↓ 27.3%**  
 YEAR OVER YEAR  
**48 UNIT**  
 DECREASE

