

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	6	- 45.5%	330	260	- 21.2%
Closed Sales	25	19	- 24.0%	332	261	- 21.4%
Median Sales Price*	\$552,000	\$578,000	+ 4.7%	\$597,500	\$635,000	+ 6.3%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	23	23	0.0%
Percent of Original List Price Received*	102.1%	100.1%	- 2.0%	105.1%	104.1%	- 1.0%
New Listings	6	4	- 33.3%	349	289	- 17.2%

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

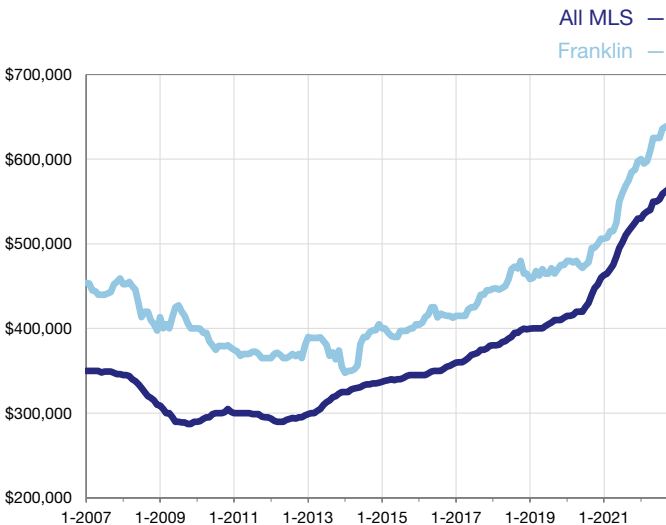
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	121	95	- 21.5%
Closed Sales	11	7	- 36.4%	120	98	- 18.3%
Median Sales Price*	\$325,000	\$260,000	- 20.0%	\$360,000	\$382,500	+ 6.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	32	+ 88.2%	23	18	- 21.7%
Percent of Original List Price Received*	102.5%	97.0%	- 5.4%	102.5%	104.1%	+ 1.6%
New Listings	6	0	- 100.0%	122	103	- 15.6%

* 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

