

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	7	- 50.0%	14	7	- 50.0%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$512,500	<b>\$523,000</b>	+ 2.0%	\$512,500	<b>\$523,000</b>	+ 2.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.4	<b>0.7</b>	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>39</b>	+ 62.5%	24	<b>39</b>	+ 62.5%
Percent of Original List Price Received*	105.2%	<b>100.1%</b>	- 4.8%	105.2%	<b>100.1%</b>	- 4.8%
New Listings	14	<b>13</b>	- 7.1%	14	<b>13</b>	- 7.1%

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

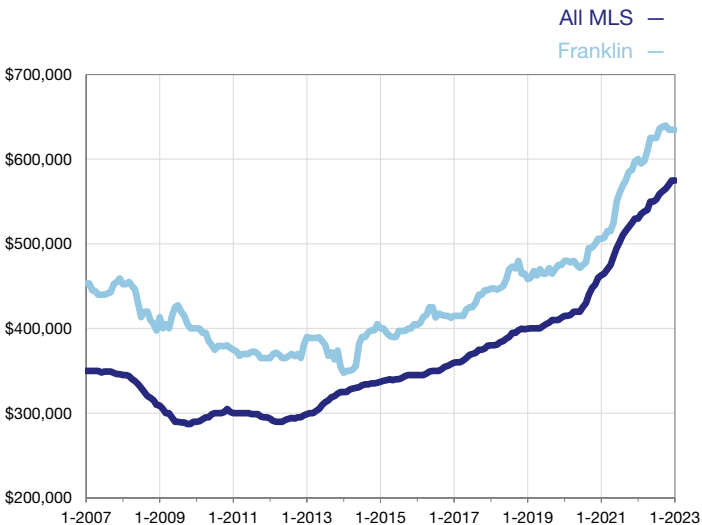
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Median Sales Price*	\$320,000	<b>\$330,000</b>	+ 3.1%	\$320,000	<b>\$330,000</b>	+ 3.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.8</b>	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	25	<b>39</b>	+ 56.0%	25	<b>39</b>	+ 56.0%
Percent of Original List Price Received*	102.1%	<b>98.8%</b>	- 3.2%	102.1%	<b>98.8%</b>	- 3.2%
New Listings	8	<b>9</b>	+ 12.5%	8	<b>9</b>	+ 12.5%

\* 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

