

# Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

### Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	16	15	- 6.3%	274	285	+ 4.0%
Closed Sales	21	23	+ 9.5%	269	282	+ 4.8%
Median Sales Price*	\$440,000	<b>\$414,900</b>	- 5.7%	\$405,000	<b>\$412,250</b>	+ 1.8%
Inventory of Homes for Sale	57	33	- 42.1%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	73	47	- 35.6%	71	78	+ 9.9%
Percent of Original List Price Received*	96.3%	97.7%	+ 1.5%	97.7%	97.6%	- 0.1%
New Listings	12	11	- 8.3%	353	356	+ 0.8%

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

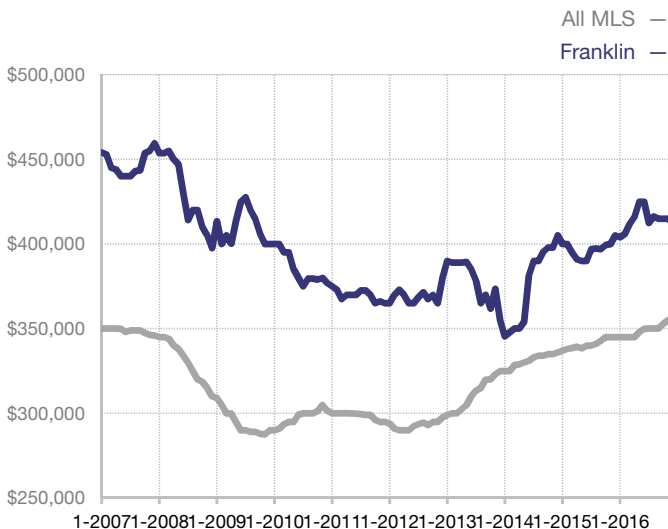
### Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	4	- 20.0%	111	129	+ 16.2%
Closed Sales	9	9	0.0%	116	130	+ 12.1%
Median Sales Price*	\$250,000	<b>\$243,000</b>	- 2.8%	\$251,950	<b>\$244,950</b>	- 2.8%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	68	42	- 38.2%	83	73	- 12.0%
Percent of Original List Price Received*	98.6%	102.3%	+ 3.8%	97.4%	99.4%	+ 2.1%
New Listings	6	2	- 66.7%	127	145	+ 14.2%

\* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

