

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	46	+ 91.7%	219	213	- 2.7%
Closed Sales	41	42	+ 2.4%	199	172	- 13.6%
Median Sales Price*	\$500,000	\$483,614	- 3.3%	\$500,000	\$480,000	- 4.0%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	31	- 34.0%	49	47	- 4.1%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	99.0%	98.6%	- 0.4%
New Listings	26	37	+ 42.3%	262	259	- 1.1%

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

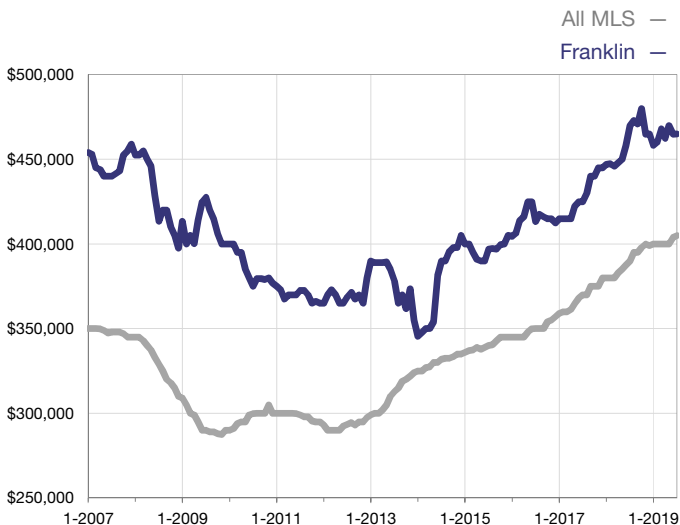
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	11	- 50.0%	115	101	- 12.2%
Closed Sales	13	10	- 23.1%	68	87	+ 27.9%
Median Sales Price*	\$346,500	\$356,000	+ 2.7%	\$318,500	\$362,000	+ 13.7%
Inventory of Homes for Sale	29	29	0.0%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	52	54	+ 3.8%	52	57	+ 9.6%
Percent of Original List Price Received*	98.1%	102.0%	+ 4.0%	99.0%	100.0%	+ 1.0%
New Listings	16	14	- 12.5%	133	115	- 13.5%

* 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



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