

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	44	28	- 36.4%	207	157	- 24.2%
Closed Sales	41	25	- 39.0%	171	123	- 28.1%
Median Sales Price*	\$484,500	\$545,000	+ 12.5%	\$480,000	\$495,000	+ 3.1%
Inventory of Homes for Sale	54	19	- 64.8%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	47	40	- 14.9%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	98.6%	99.0%	+ 0.4%
New Listings	37	26	- 29.7%	258	172	- 33.3%

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

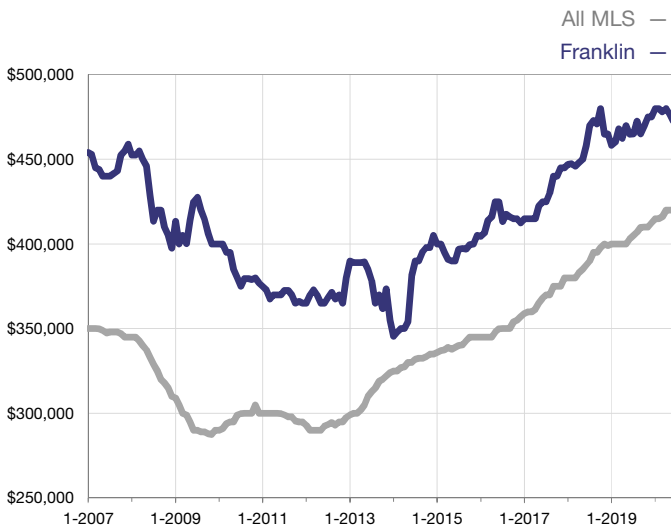
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	11	0.0%	99	73	- 26.3%
Closed Sales	14	10	- 28.6%	91	76	- 16.5%
Median Sales Price*	\$424,950	\$286,950	- 32.5%	\$370,500	\$416,250	+ 12.3%
Inventory of Homes for Sale	34	10	- 70.6%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	68	149	+ 119.1%	59	69	+ 16.9%
Percent of Original List Price Received*	101.4%	101.8%	+ 0.4%	100.0%	101.5%	+ 1.5%
New Listings	14	10	- 28.6%	115	73	- 36.5%

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

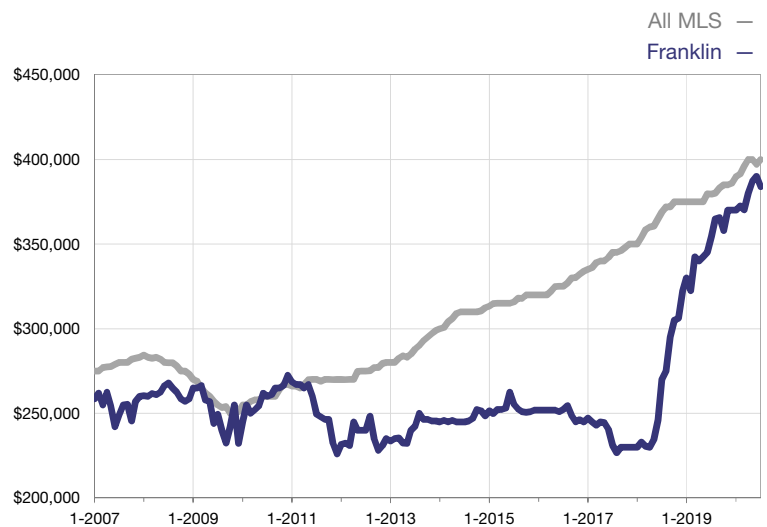
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.