

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	38	+ 375.0%	62	104	+ 67.7%
Closed Sales	16	22	+ 37.5%	64	61	- 4.7%
Median Sales Price*	\$555,000	\$549,125	- 1.1%	\$497,500	\$529,000	+ 6.3%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	63	36	- 42.9%	56	31	- 44.6%
Percent of Original List Price Received*	97.6%	103.3%	+ 5.8%	98.3%	103.1%	+ 4.9%
New Listings	20	43	+ 115.0%	83	111	+ 33.7%

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

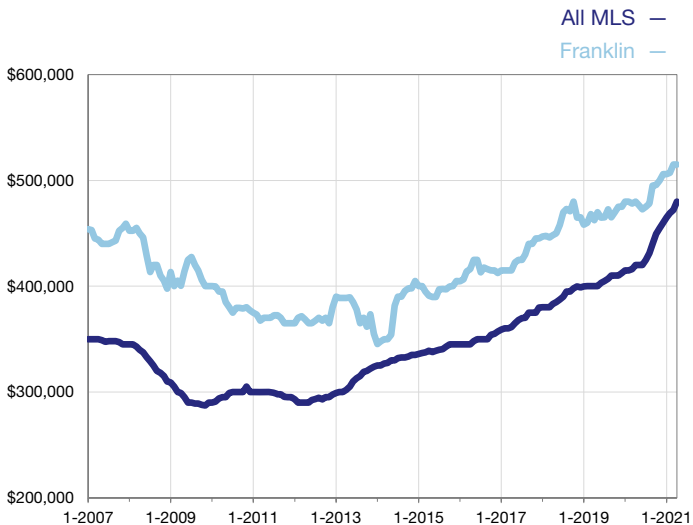
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	17	+ 112.5%	42	40	- 4.8%
Closed Sales	11	10	- 9.1%	44	29	- 34.1%
Median Sales Price*	\$430,000	\$403,500	- 6.2%	\$405,000	\$360,000	- 11.1%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	108	34	- 68.5%	67	40	- 40.3%
Percent of Original List Price Received*	104.3%	102.8%	- 1.4%	101.8%	101.7%	- 0.1%
New Listings	3	22	+ 633.3%	45	45	0.0%

* 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

