

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 31 | 42 | + 35.5% | 93 | 146 | + 57.0% |
| Closed Sales | 13 | 26 | + 100.0% | 77 | 88 | + 14.3% |
| Median Sales Price* | \$450,000 | \$573,500 | + 27.4% | \$475,000 | \$554,500 | + 16.7% |
| Inventory of Homes for Sale | 39 | 10 | - 74.4% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 0.4 | - 73.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 20 | + 25.0% | 49 | 28 | - 42.9% |
| Percent of Original List Price Received* | 100.6% | 107.2% | + 6.6% | 98.7% | 104.2% | + 5.6% |
| New Listings | 36 | 43 | + 19.4% | 119 | 154 | + 29.4% |

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

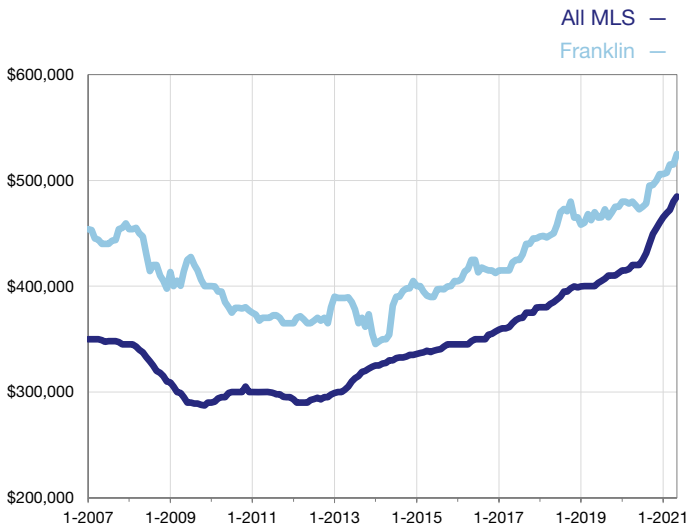
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 8 | 15 | + 87.5% | 50 | 55 | + 10.0% |
| Closed Sales | 11 | 10 | - 9.1% | 55 | 39 | - 29.1% |
| Median Sales Price* | \$489,900 | \$290,500 | - 40.7% | \$415,000 | \$359,900 | - 13.3% |
| Inventory of Homes for Sale | 18 | 2 | - 88.9% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.2 | - 84.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 16 | - 38.5% | 59 | 34 | - 42.4% |
| Percent of Original List Price Received* | 100.9% | 104.5% | + 3.6% | 101.6% | 102.4% | + 0.8% |
| New Listings | 10 | 10 | 0.0% | 55 | 55 | 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

