

# Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

### Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	9	- 35.7%	262	330	+ 26.0%
Closed Sales	25	25	0.0%	260	332	+ 27.7%
Median Sales Price*	\$457,500	\$552,000	+ 20.7%	\$506,000	\$597,500	+ 18.1%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	35	23	- 34.3%
Percent of Original List Price Received*	99.5%	102.1%	+ 2.6%	99.9%	105.0%	+ 5.1%
New Listings	5	7	+ 40.0%	275	346	+ 25.8%

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

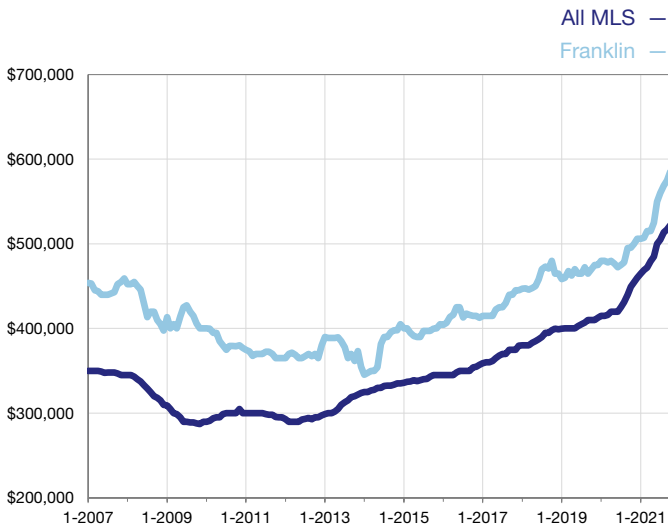
### Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	9	+ 80.0%	123	121	- 1.6%
Closed Sales	10	11	+ 10.0%	132	120	- 9.1%
Median Sales Price*	\$281,500	\$330,000	+ 17.2%	\$364,950	\$360,000	- 1.4%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	62	23	- 62.9%
Percent of Original List Price Received*	98.5%	102.6%	+ 4.2%	100.7%	102.5%	+ 1.8%
New Listings	5	6	+ 20.0%	124	122	- 1.6%

\* 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

