

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 21 | 23 | + 9.5% | 319 | 255 | - 20.1% |
| Closed Sales | 32 | 20 | - 37.5% | 307 | 242 | - 21.2% |
| Median Sales Price* | \$683,750 | \$612,500 | - 10.4% | \$600,000 | \$637,500 | + 6.3% |
| Inventory of Homes for Sale | 17 | 12 | - 29.4% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.5 | - 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 28 | + 33.3% | 22 | 23 | + 4.5% |
| Percent of Original List Price Received* | 104.5% | 101.2% | - 3.2% | 105.3% | 104.4% | - 0.9% |
| New Listings | 13 | 15 | + 15.4% | 343 | 285 | - 16.9% |

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

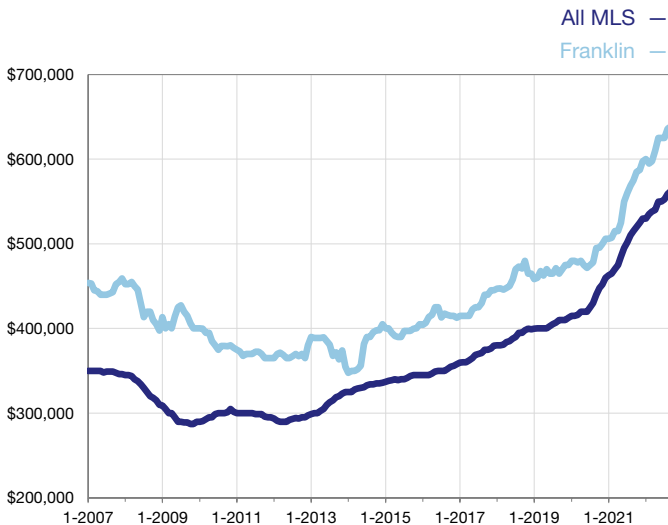
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 8 | 10 | + 25.0% | 113 | 92 | - 18.6% |
| Closed Sales | 6 | 5 | - 16.7% | 109 | 91 | - 16.5% |
| Median Sales Price* | \$433,750 | \$272,500 | - 37.2% | \$360,000 | \$385,000 | + 6.9% |
| Inventory of Homes for Sale | 4 | 7 | + 75.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 0.8 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 14 | - 36.4% | 24 | 17 | - 29.2% |
| Percent of Original List Price Received* | 101.2% | 96.1% | - 5.0% | 102.5% | 104.6% | + 2.0% |
| New Listings | 4 | 10 | + 150.0% | 116 | 103 | - 11.2% |

* 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

