

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	15	+ 25.0%	26	20	- 23.1%
Closed Sales	16	9	- 43.8%	28	19	- 32.1%
Median Sales Price*	\$485,700	\$490,000	+ 0.9%	\$498,250	\$521,000	+ 4.6%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	44	0.0%	36	41	+ 13.9%
Percent of Original List Price Received*	102.4%	101.9%	- 0.5%	103.6%	100.9%	- 2.6%
New Listings	13	8	- 38.5%	27	21	- 22.2%

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

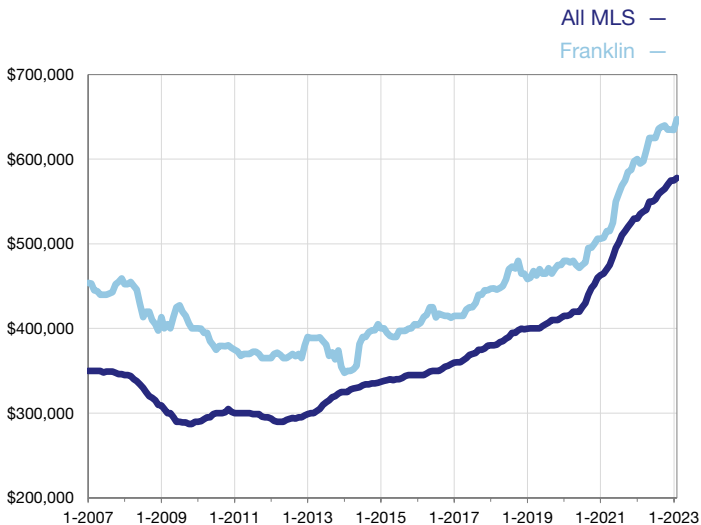
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	16	9	- 43.8%
Closed Sales	6	3	- 50.0%	15	9	- 40.0%
Median Sales Price*	\$348,500	\$264,900	- 24.0%	\$320,000	\$264,900	- 17.2%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	14	33	+ 135.7%	20	35	+ 75.0%
Percent of Original List Price Received*	104.6%	98.9%	- 5.4%	103.1%	98.7%	- 4.3%
New Listings	8	5	- 37.5%	16	13	- 18.8%

* 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

