

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	14	- 33.3%	47	32	- 31.9%
Closed Sales	15	10	- 33.3%	43	29	- 32.6%
Median Sales Price*	\$580,000	\$602,500	+ 3.9%	\$518,000	\$535,000	+ 3.3%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	33	34	+ 3.0%
Percent of Original List Price Received*	106.1%	100.7%	- 5.1%	104.5%	100.8%	- 3.5%
New Listings	30	16	- 46.7%	57	37	- 35.1%

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

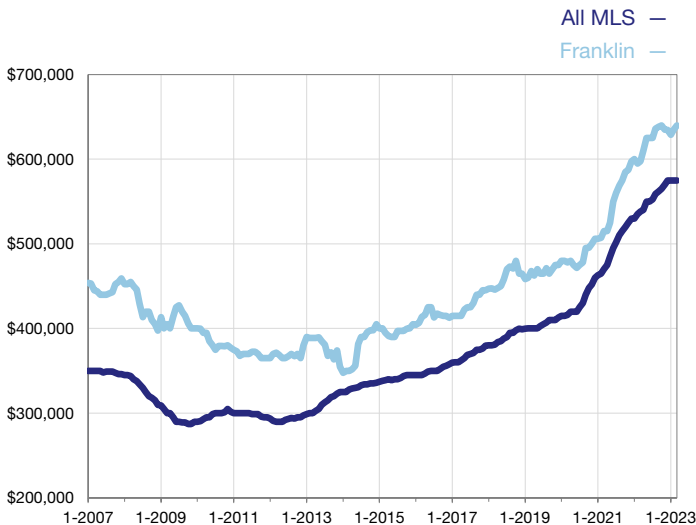
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	21	17	- 19.0%
Closed Sales	8	5	- 37.5%	23	14	- 39.1%
Median Sales Price*	\$350,000	\$335,000	- 4.3%	\$320,000	\$270,000	- 15.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	12	18	+ 50.0%	17	29	+ 70.6%
Percent of Original List Price Received*	106.3%	101.6%	- 4.4%	104.2%	99.6%	- 4.4%
New Listings	12	8	- 33.3%	28	21	- 25.0%

* 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

