

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	22	- 26.7%	77	50	- 35.1%
Closed Sales	17	15	- 11.8%	60	44	- 26.7%
Median Sales Price*	\$627,500	\$700,000	+ 11.6%	\$531,900	\$586,250	+ 10.2%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	12	26	+ 116.7%	27	31	+ 14.8%
Percent of Original List Price Received*	107.9%	107.1%	- 0.7%	105.4%	103.0%	- 2.3%
New Listings	35	31	- 11.4%	92	68	- 26.1%

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

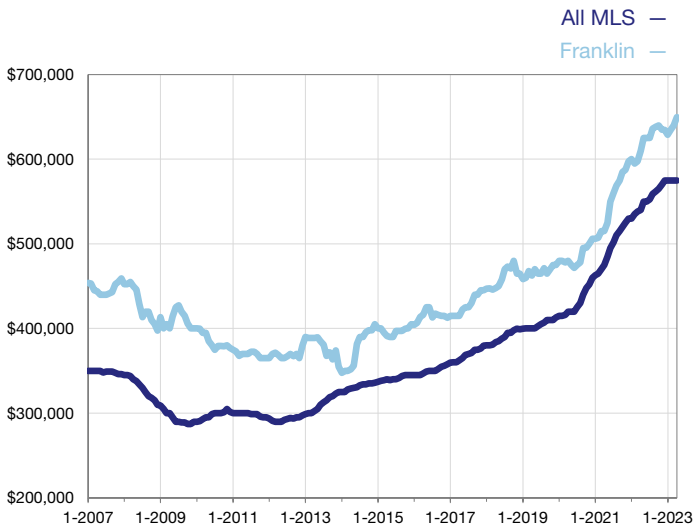
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	14	- 12.5%	37	30	- 18.9%
Closed Sales	8	10	+ 25.0%	31	24	- 22.6%
Median Sales Price*	\$437,500	\$492,500	+ 12.6%	\$375,000	\$362,500	- 3.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	0.6	0.1	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	13	28	+ 115.4%	16	29	+ 81.3%
Percent of Original List Price Received*	110.0%	101.3%	- 7.9%	105.7%	100.3%	- 5.1%
New Listings	14	8	- 42.9%	42	29	- 31.0%

* 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

