

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	15	- 50.0%	174	120	- 31.0%
Closed Sales	24	26	+ 8.3%	144	115	- 20.1%
Median Sales Price*	\$622,500	\$743,450	+ 19.4%	\$626,250	\$662,500	+ 5.8%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	24	23	- 4.2%
Percent of Original List Price Received*	106.2%	107.0%	+ 0.8%	106.2%	104.7%	- 1.4%
New Listings	28	17	- 39.3%	192	137	- 28.6%

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

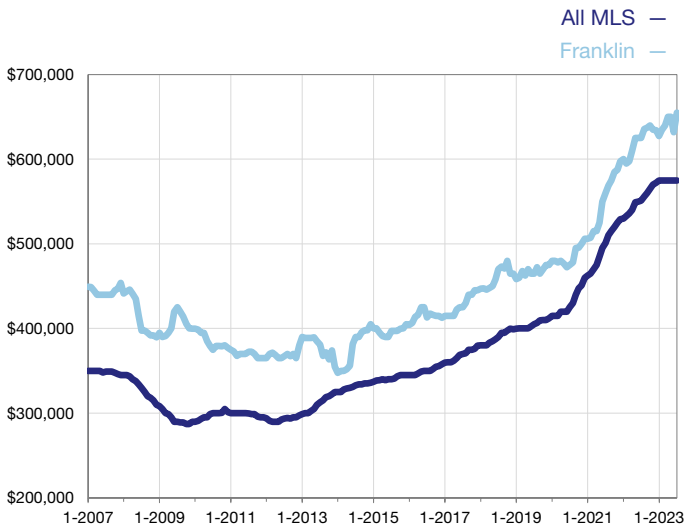
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	60	51	- 15.0%
Closed Sales	7	7	0.0%	61	48	- 21.3%
Median Sales Price*	\$365,000	\$425,000	+ 16.4%	\$405,000	\$415,000	+ 2.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	15	23	+ 53.3%
Percent of Original List Price Received*	105.6%	103.4%	- 2.1%	106.2%	102.3%	- 3.7%
New Listings	8	7	- 12.5%	66	55	- 16.7%

* 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

