

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	26	+ 36.8%	193	145	- 24.9%
Closed Sales	34	22	- 35.3%	178	137	- 23.0%
Median Sales Price*	\$727,500	\$752,500	+ 3.4%	\$641,000	\$680,000	+ 6.1%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	23	22	- 4.3%
Percent of Original List Price Received*	102.4%	103.9%	+ 1.5%	105.4%	104.6%	- 0.8%
New Listings	18	28	+ 55.6%	210	165	- 21.4%

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

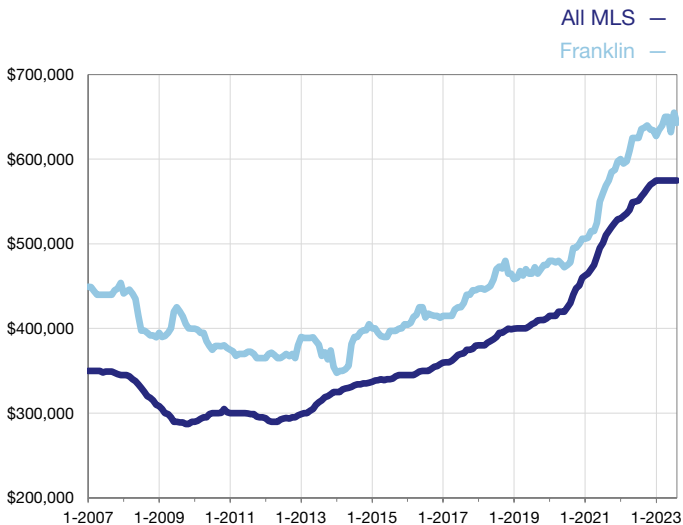
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	68	60	- 11.8%
Closed Sales	6	3	- 50.0%	67	51	- 23.9%
Median Sales Price*	\$386,375	\$385,000	- 0.4%	\$405,000	\$405,000	0.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	15	23	+ 53.3%
Percent of Original List Price Received*	106.1%	104.3%	- 1.7%	106.2%	102.5%	- 3.5%
New Listings	6	9	+ 50.0%	72	64	- 11.1%

* 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

