

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	21	+ 40.0%	208	163	- 21.6%
Closed Sales	27	21	- 22.2%	205	158	- 22.9%
Median Sales Price*	\$634,000	\$640,000	+ 0.9%	\$640,000	\$677,500	+ 5.9%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	22	22	0.0%
Percent of Original List Price Received*	102.0%	103.9%	+ 1.9%	105.0%	104.5%	- 0.5%
New Listings	29	22	- 24.1%	239	187	- 21.8%

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

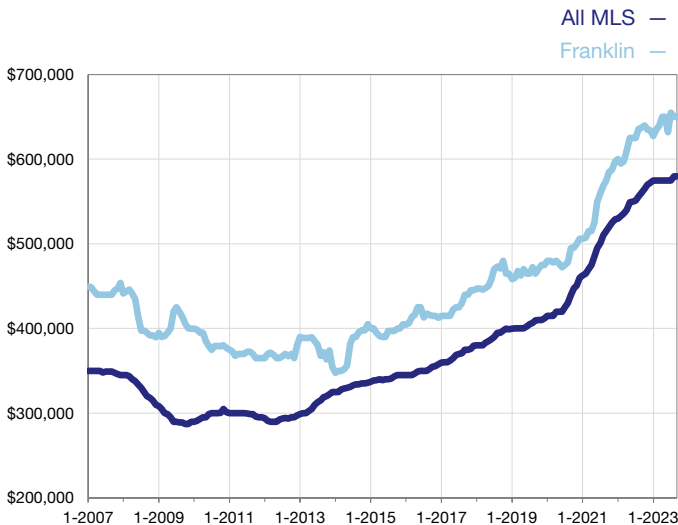
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	78	64	- 17.9%
Closed Sales	8	8	0.0%	75	59	- 21.3%
Median Sales Price*	\$502,450	\$455,000	- 9.4%	\$405,000	\$405,000	0.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	16	23	+ 43.8%
Percent of Original List Price Received*	102.1%	101.1%	- 1.0%	105.7%	102.3%	- 3.2%
New Listings	8	5	- 37.5%	80	69	- 13.8%

* 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

