

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	24	+ 4.3%	231	183	- 20.8%
Closed Sales	16	14	- 12.5%	221	172	- 22.2%
Median Sales Price*	\$620,000	<b>\$645,000</b>	+ 4.0%	\$635,000	<b>\$671,500</b>	+ 5.7%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	22	22	0.0%
Percent of Original List Price Received*	100.9%	<b>101.3%</b>	+ 0.4%	104.7%	<b>104.2%</b>	- 0.5%
New Listings	20	19	- 5.0%	259	206	- 20.5%

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

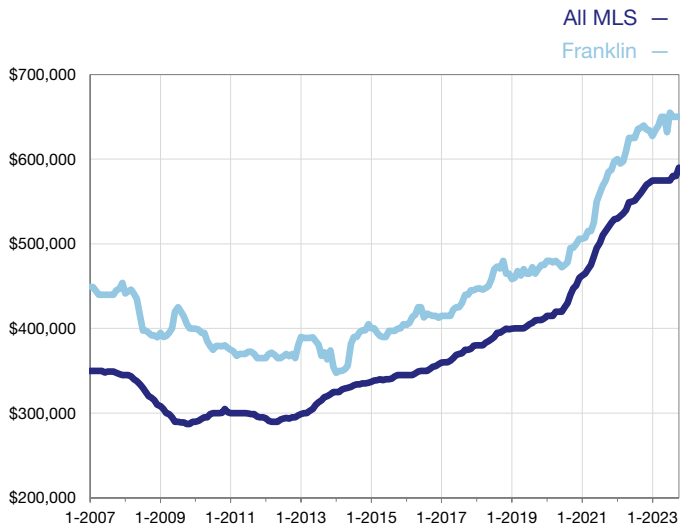
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	81	69	- 14.8%
Closed Sales	11	7	- 36.4%	86	66	- 23.3%
Median Sales Price*	\$380,000	<b>\$440,000</b>	+ 15.8%	\$402,500	<b>\$415,000</b>	+ 3.1%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	17	23	+ 35.3%
Percent of Original List Price Received*	101.0%	<b>103.7%</b>	+ 2.7%	105.1%	<b>102.3%</b>	- 2.7%
New Listings	8	6	- 25.0%	88	75	- 14.8%

\* 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

