

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	253	200	- 20.9%
Closed Sales	20	24	+ 20.0%	241	196	- 18.7%
Median Sales Price*	\$612,500	\$715,500	+ 16.8%	\$635,000	\$680,000	+ 7.1%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	23	23	0.0%
Percent of Original List Price Received*	101.2%	99.9%	- 1.3%	104.4%	103.7%	- 0.7%
New Listings	15	11	- 26.7%	274	217	- 20.8%

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

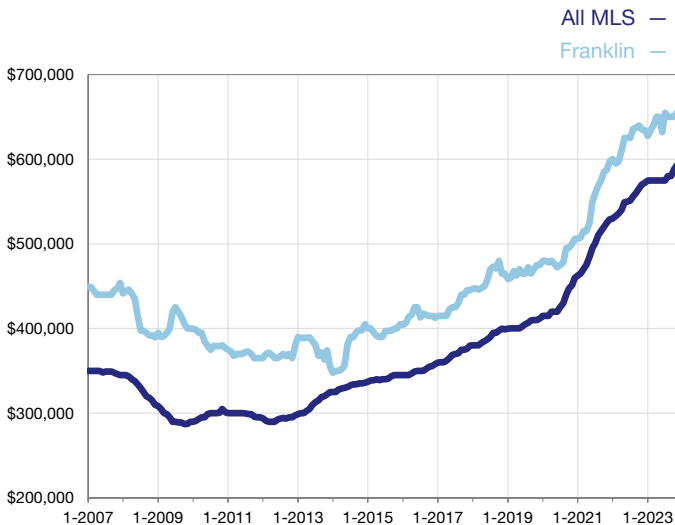
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	90	74	- 17.8%
Closed Sales	5	6	+ 20.0%	91	72	- 20.9%
Median Sales Price*	\$272,500	\$305,000	+ 11.9%	\$385,000	\$396,000	+ 2.9%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	14	20	+ 42.9%	17	23	+ 35.3%
Percent of Original List Price Received*	96.1%	101.5%	+ 5.6%	104.6%	102.2%	- 2.3%
New Listings	10	6	- 40.0%	98	81	- 17.3%

* 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

