

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

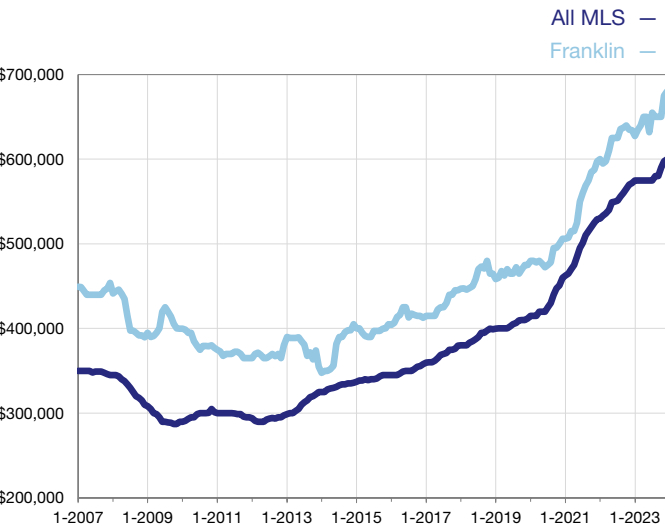
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	259	211	- 18.5%
Closed Sales	20	16	- 20.0%	261	212	- 18.8%
Median Sales Price*	\$576,500	\$632,000	+ 9.6%	\$634,000	\$680,000	+ 7.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.4%	23	24	+ 4.3%
Percent of Original List Price Received*	100.4%	98.1%	- 2.3%	104.1%	103.3%	- 0.8%
New Listings	4	6	+ 50.0%	278	223	- 19.8%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	95	80	- 15.8%
Closed Sales	7	6	- 14.3%	98	78	- 20.4%
Median Sales Price*	\$260,000	\$361,250	+ 38.9%	\$382,500	\$396,000	+ 3.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	23	- 28.1%	18	23	+ 27.8%
Percent of Original List Price Received*	97.0%	98.5%	+ 1.5%	104.1%	101.9%	- 2.1%
New Listings	0	2	--	98	83	- 15.3%

* 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

