

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

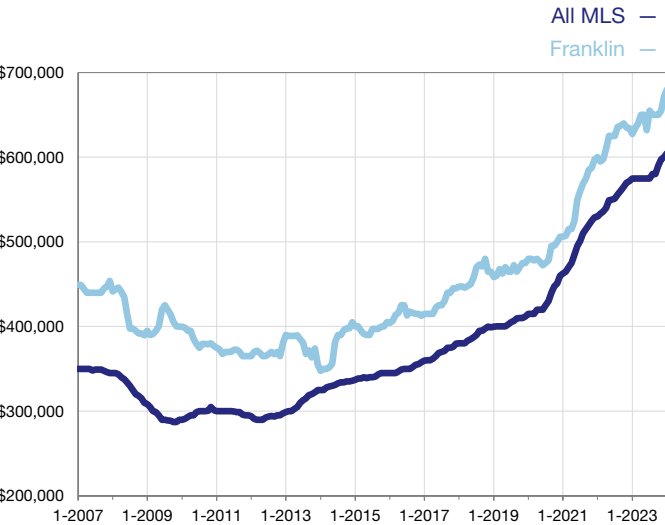
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$523,000	\$660,000	+ 26.2%	\$523,000	\$660,000	+ 26.2%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	39	25	- 35.9%	39	25	- 35.9%
Percent of Original List Price Received*	100.1%	99.4%	- 0.7%	100.1%	99.4%	- 0.7%
New Listings	13	10	- 23.1%	13	10	- 23.1%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$295,000	\$330,000	+ 11.9%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 8.6%	35	38	+ 8.6%
Percent of Original List Price Received*	98.6%	98.6%	0.0%	98.6%	98.6%	0.0%
New Listings	8	6	- 25.0%	8	6	- 25.0%

\* 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

