

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

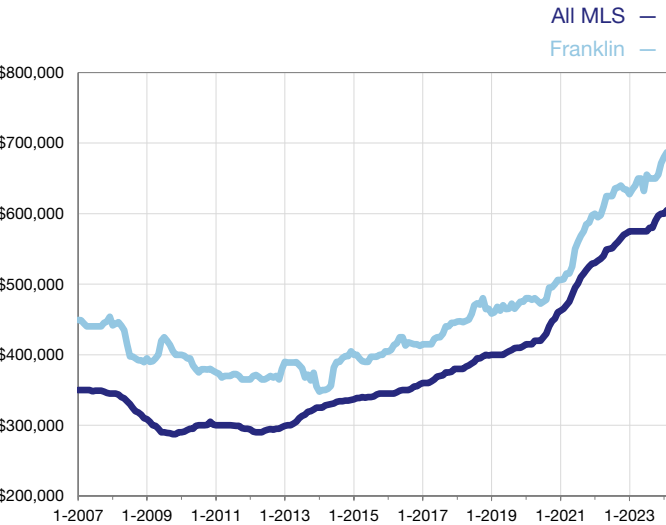
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	11	- 15.4%	17	18	+ 5.9%
Closed Sales	9	8	- 11.1%	19	19	0.0%
Median Sales Price*	\$490,000	\$655,000	+ 33.7%	\$521,000	\$660,000	+ 26.7%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	27	- 38.6%	41	26	- 36.6%
Percent of Original List Price Received*	101.9%	100.7%	- 1.2%	100.9%	99.9%	- 1.0%
New Listings	8	13	+ 62.5%	21	23	+ 9.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	9	13	+ 44.4%
Closed Sales	3	7	+ 133.3%	9	12	+ 33.3%
Median Sales Price*	\$264,900	\$372,500	+ 40.6%	\$264,900	\$353,750	+ 33.5%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	35	28	- 20.0%
Percent of Original List Price Received*	98.9%	99.4%	+ 0.5%	98.7%	99.1%	+ 0.4%
New Listings	5	11	+ 120.0%	13	17	+ 30.8%

* 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

