

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

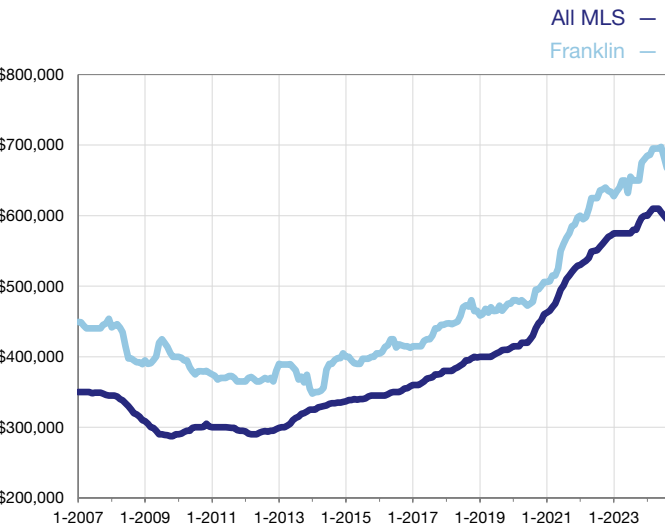
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	19	- 17.4%	142	152	+ 7.0%
Closed Sales	22	26	+ 18.2%	137	149	+ 8.8%
Median Sales Price*	\$752,500	\$880,000	+ 16.9%	\$680,000	\$737,000	+ 8.4%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	22	20	- 9.1%
Percent of Original List Price Received*	103.9%	100.8%	- 3.0%	104.6%	103.0%	- 1.5%
New Listings	28	16	- 42.9%	165	172	+ 4.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	58	62	+ 6.9%
Closed Sales	3	7	+ 133.3%	51	63	+ 23.5%
Median Sales Price*	\$385,000	\$345,000	- 10.4%	\$405,000	\$465,000	+ 14.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	23	22	- 4.3%
Percent of Original List Price Received*	104.3%	99.0%	- 5.1%	102.2%	101.9%	- 0.3%
New Listings	9	6	- 33.3%	64	70	+ 9.4%

* 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

