

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

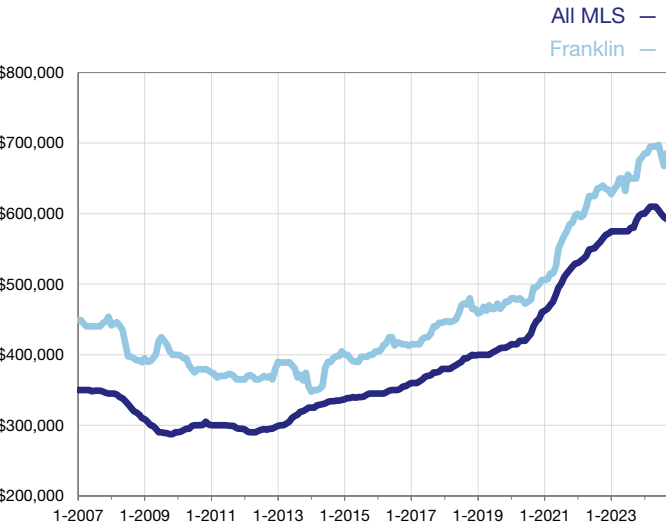
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	20	+ 17.6%	159	170	+ 6.9%
Closed Sales	21	14	- 33.3%	158	163	+ 3.2%
Median Sales Price*	\$640,000	\$817,500	+ 27.7%	\$677,500	\$740,000	+ 9.2%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	22	20	- 9.1%
Percent of Original List Price Received*	103.9%	100.8%	- 3.0%	104.5%	102.8%	- 1.6%
New Listings	22	23	+ 4.5%	187	195	+ 4.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	64	69	+ 7.8%
Closed Sales	8	3	- 62.5%	59	66	+ 11.9%
Median Sales Price*	\$455,000	\$320,000	- 29.7%	\$405,000	\$465,000	+ 14.8%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	23	21	- 8.7%
Percent of Original List Price Received*	101.1%	100.8%	- 0.3%	102.1%	101.8%	- 0.3%
New Listings	5	9	+ 80.0%	69	79	+ 14.5%

\* 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

