

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

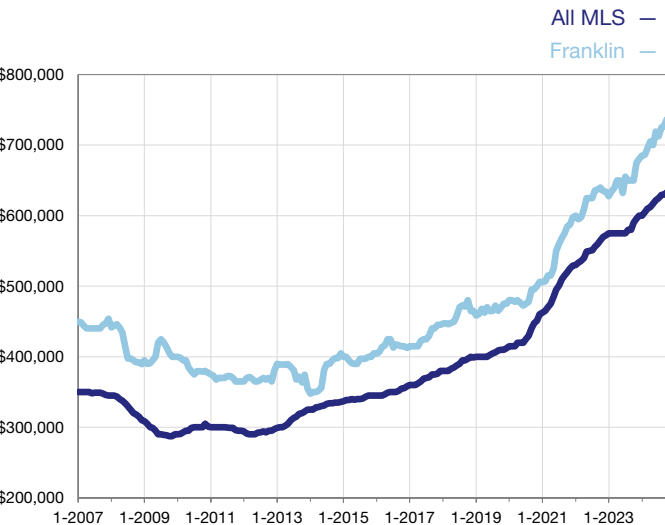
Single-Family Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	18	- 21.7%	182	184	+ 1.1%
Closed Sales	14	16	+ 14.3%	172	179	+ 4.1%
Median Sales Price*	\$645,000	\$807,500	+ 25.2%	\$671,500	\$750,000	+ 11.7%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	22	20	- 9.1%
Percent of Original List Price Received*	101.3%	100.4%	- 0.9%	104.2%	102.6%	- 1.5%
New Listings	19	25	+ 31.6%	206	219	+ 6.3%

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

Condominium Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	13	+ 160.0%	69	81	+ 17.4%
Closed Sales	7	9	+ 28.6%	66	75	+ 13.6%
Median Sales Price*	\$440,000	\$400,000	- 9.1%	\$415,000	\$445,000	+ 7.2%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	23	21	- 8.7%
Percent of Original List Price Received*	103.7%	104.4%	+ 0.7%	102.3%	102.1%	- 0.2%
New Listings	6	17	+ 183.3%	75	96	+ 28.0%

* 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

