

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

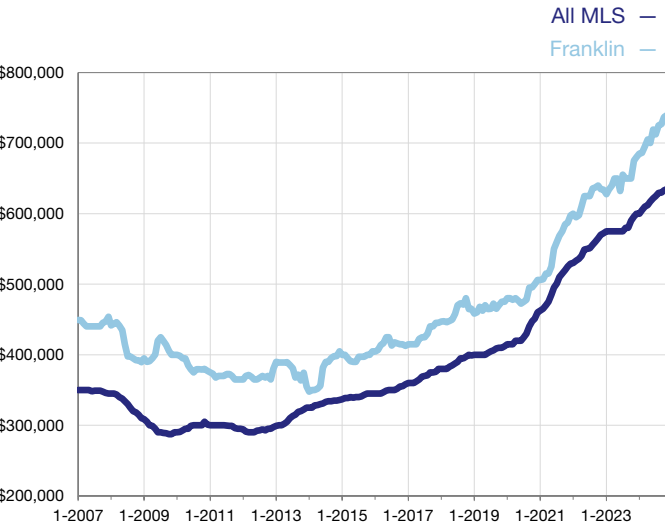
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	20	+ 17.6%	199	202	+ 1.5%
Closed Sales	24	14	- 41.7%	196	193	- 1.5%
Median Sales Price*	\$715,500	\$722,500	+ 1.0%	\$680,000	\$750,000	+ 10.3%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	23	20	- 13.0%
Percent of Original List Price Received*	99.9%	101.5%	+ 1.6%	103.7%	102.5%	- 1.2%
New Listings	11	12	+ 9.1%	217	230	+ 6.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	13	+ 225.0%	73	94	+ 28.8%
Closed Sales	6	10	+ 66.7%	72	86	+ 19.4%
Median Sales Price*	\$305,000	\$497,500	+ 63.1%	\$396,000	\$447,500	+ 13.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	19	41	+ 115.8%	23	23	0.0%
Percent of Original List Price Received*	101.5%	99.6%	- 1.9%	102.2%	101.7%	- 0.5%
New Listings	6	6	0.0%	81	103	+ 27.2%

* 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

