

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

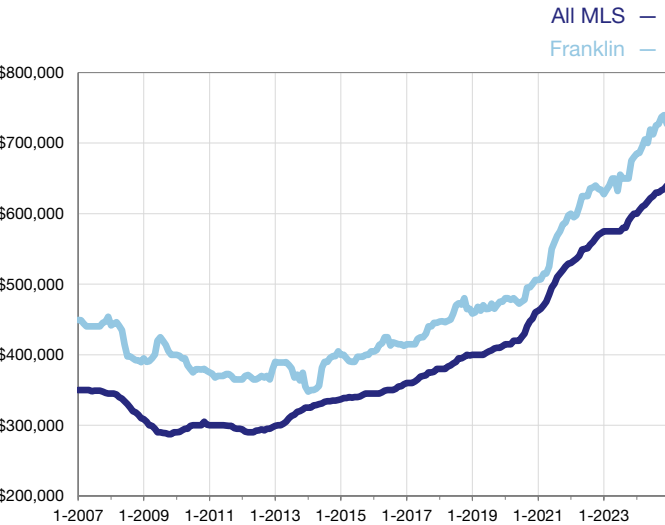
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	210	214	+ 1.9%
Closed Sales	16	16	0.0%	212	209	- 1.4%
Median Sales Price*	\$632,000	\$635,000	+ 0.5%	\$680,000	\$727,000	+ 6.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	24	21	- 12.5%
Percent of Original List Price Received*	98.1%	99.2%	+ 1.1%	103.3%	102.3%	- 1.0%
New Listings	6	5	- 16.7%	223	235	+ 5.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	79	95	+ 20.3%
Closed Sales	6	7	+ 16.7%	78	94	+ 20.5%
Median Sales Price*	\$361,250	\$405,000	+ 12.1%	\$396,000	\$432,500	+ 9.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	13	- 43.5%	23	23	0.0%
Percent of Original List Price Received*	98.5%	100.9%	+ 2.4%	101.9%	101.6%	- 0.3%
New Listings	2	2	0.0%	83	104	+ 25.3%

* 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

