

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin

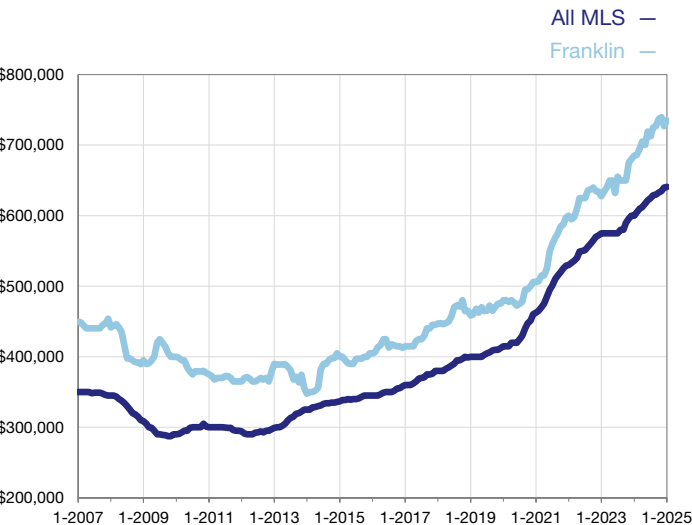
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	11	14	+ 27.3%	11	14	+ 27.3%
Median Sales Price*	\$660,000	\$712,500	+ 8.0%	\$660,000	\$712,500	+ 8.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	43	+ 72.0%	25	43	+ 72.0%
Percent of Original List Price Received*	99.4%	96.0%	- 3.4%	99.4%	96.0%	- 3.4%
New Listings	10	7	- 30.0%	10	7	- 30.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$330,000	\$543,473	+ 64.7%	\$330,000	\$543,473	+ 64.7%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	38	33	- 13.2%	38	33	- 13.2%
Percent of Original List Price Received*	98.6%	96.9%	- 1.7%	98.6%	96.9%	- 1.7%
New Listings	6	9	+ 50.0%	6	9	+ 50.0%

\* 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

