

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

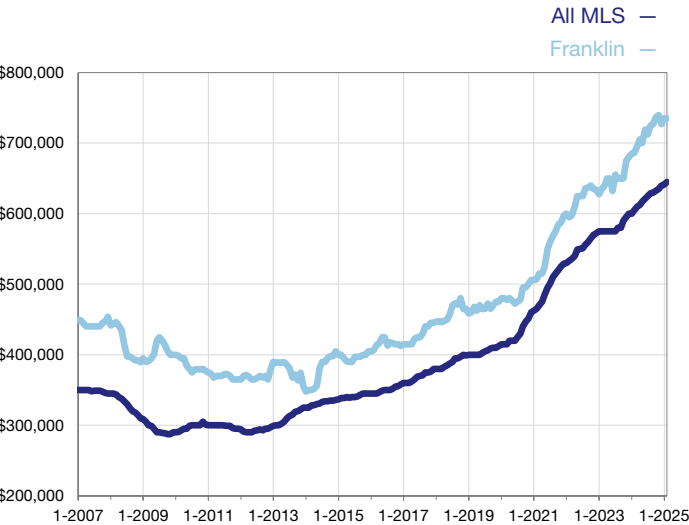
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	16	16	0.0%
Closed Sales	9	7	- 22.2%	20	22	+ 10.0%
Median Sales Price*	\$650,000	\$575,000	- 11.5%	\$655,000	\$650,000	- 0.8%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	26	42	+ 61.5%
Percent of Original List Price Received*	100.5%	100.5%	0.0%	99.9%	97.7%	- 2.2%
New Listings	13	13	0.0%	23	20	- 13.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	12	14	+ 16.7%
Closed Sales	7	7	0.0%	12	11	- 8.3%
Median Sales Price*	\$372,500	\$345,000	- 7.4%	\$353,750	\$389,500	+ 10.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	21	16	- 23.8%	28	23	- 17.9%
Percent of Original List Price Received*	99.4%	100.9%	+ 1.5%	99.1%	99.4%	+ 0.3%
New Listings	11	8	- 27.3%	17	17	0.0%

* 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

