

Local Market Update – September 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

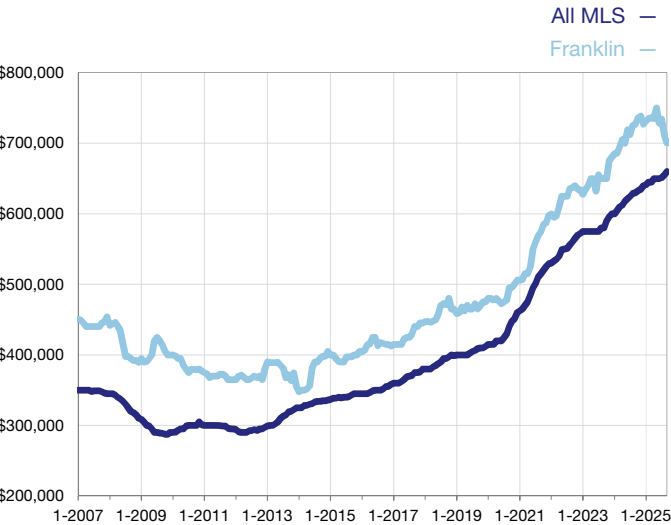
Single-Family Properties	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	21	+ 40.0%	165	183	+ 10.9%
Closed Sales	15	17	+ 13.3%	164	169	+ 3.0%
Median Sales Price*	\$805,000	\$699,936	- 13.1%	\$738,500	\$730,000	- 1.2%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	20	26	+ 30.0%
Percent of Original List Price Received*	100.7%	101.0%	+ 0.3%	102.8%	101.9%	- 0.9%
New Listings	21	29	+ 38.1%	193	213	+ 10.4%

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

Condominium Properties	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	69	80	+ 15.9%
Closed Sales	3	12	+ 300.0%	66	70	+ 6.1%
Median Sales Price*	\$320,000	\$602,000	+ 88.1%	\$465,000	\$572,500	+ 23.1%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	19	49	+ 157.9%	21	31	+ 47.6%
Percent of Original List Price Received*	100.8%	99.1%	- 1.7%	101.8%	100.5%	- 1.3%
New Listings	10	7	- 30.0%	80	93	+ 16.3%

* 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

