

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	12	0.0%	212	222	+ 4.7%
Closed Sales	16	16	0.0%	210	223	+ 6.2%
Median Sales Price*	\$635,000	\$747,000	+ 17.6%	\$727,000	\$730,000	+ 0.4%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.1%	21	26	+ 23.8%
Percent of Original List Price Received*	99.0%	97.5%	- 1.5%	102.2%	101.2%	- 1.0%
New Listings	5	5	0.0%	235	260	+ 10.6%

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

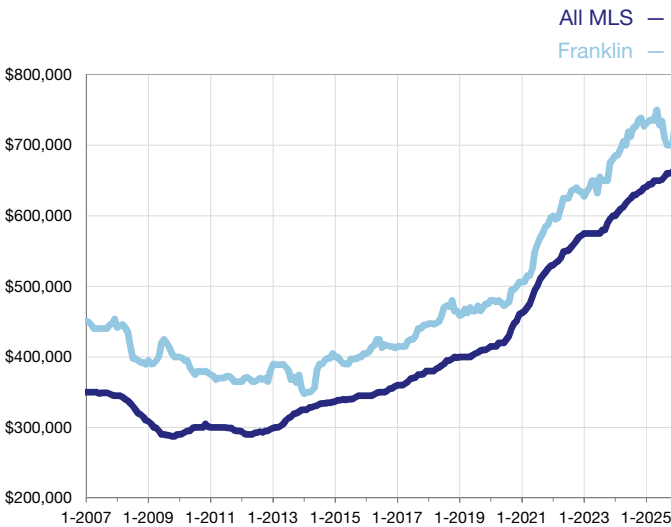
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	9	+ 350.0%	94	106	+ 12.8%
Closed Sales	7	11	+ 57.1%	94	97	+ 3.2%
Median Sales Price*	\$405,000	\$379,900	- 6.2%	\$432,500	\$510,000	+ 17.9%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	23	28	+ 21.7%
Percent of Original List Price Received*	100.9%	101.0%	+ 0.1%	101.6%	100.6%	- 1.0%
New Listings	2	3	+ 50.0%	105	121	+ 15.2%

* 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

