

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	11	+ 37.5%	16	16	0.0%
Closed Sales	7	10	+ 42.9%	22	19	- 13.6%
Median Sales Price*	\$575,000	\$645,000	+ 12.2%	\$650,000	\$679,000	+ 4.5%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	46	38	- 17.4%	42	38	- 9.5%
Percent of Original List Price Received*	100.5%	96.6%	- 3.9%	97.7%	97.0%	- 0.7%
New Listings	12	15	+ 25.0%	19	25	+ 31.6%

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

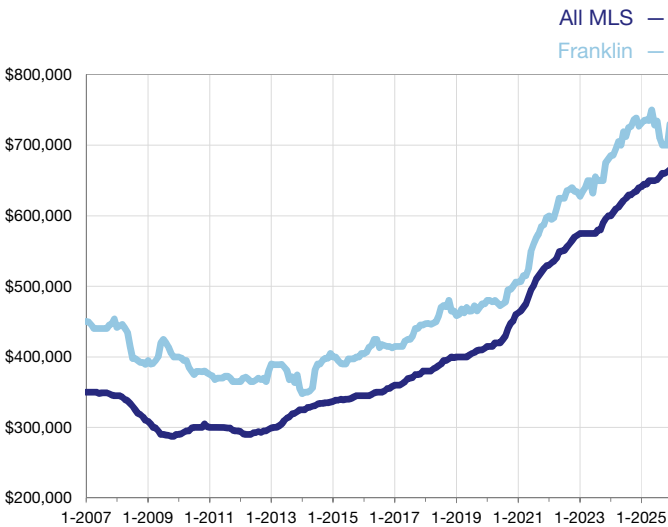
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	4	- 42.9%	14	9	- 35.7%
Closed Sales	7	5	- 28.6%	11	8	- 27.3%
Median Sales Price*	\$345,000	\$470,000	+ 36.2%	\$389,500	\$530,000	+ 36.1%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	39	+ 143.8%	23	50	+ 117.4%
Percent of Original List Price Received*	100.9%	98.6%	- 2.3%	99.4%	97.1%	- 2.3%
New Listings	8	3	- 62.5%	17	11	- 35.3%

* 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

