

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	34	+ 88.9%	34	46	+ 35.3%
Closed Sales	8	9	+ 12.5%	30	28	- 6.7%
Median Sales Price*	\$1,050,000	\$690,000	- 34.3%	\$670,000	\$690,000	+ 3.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	55	33	- 40.0%	46	36	- 21.7%
Percent of Original List Price Received*	102.0%	99.9%	- 2.1%	98.9%	97.9%	- 1.0%
New Listings	24	27	+ 12.5%	43	52	+ 20.9%

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

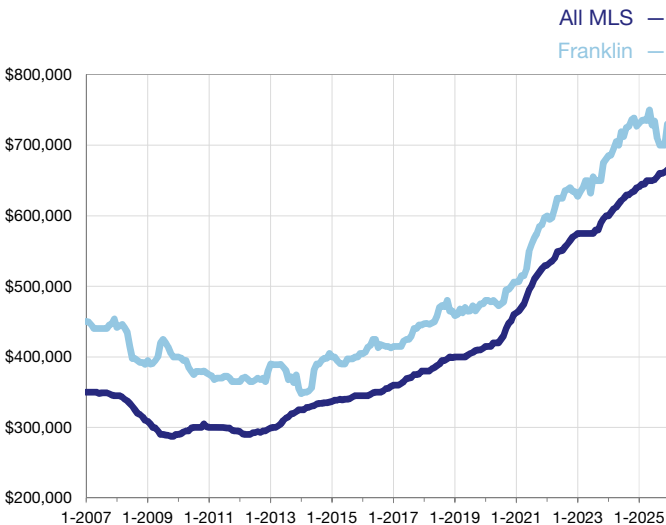
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	4	- 42.9%	21	12	- 42.9%
Closed Sales	4	6	+ 50.0%	15	16	+ 6.7%
Median Sales Price*	\$553,750	\$553,500	- 0.0%	\$484,000	\$582,500	+ 20.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	40	+ 135.3%	21	51	+ 142.9%
Percent of Original List Price Received*	102.0%	102.7%	+ 0.7%	100.1%	99.7%	- 0.4%
New Listings	8	8	0.0%	25	19	- 24.0%

* 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

