

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

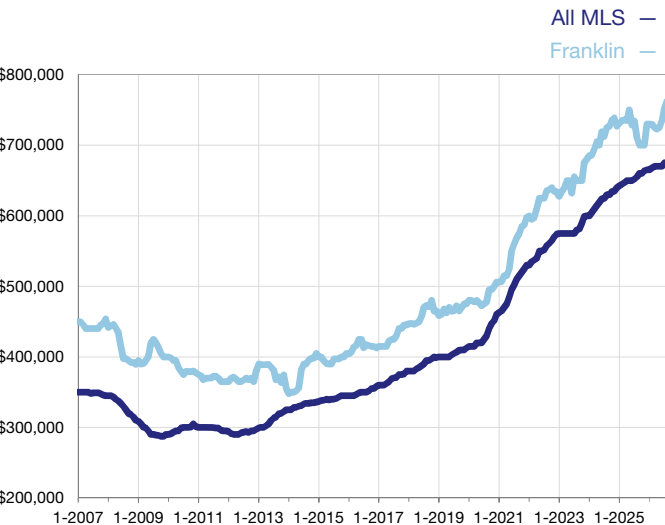
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	16	- 20.0%	161	142	- 11.8%
Closed Sales	15	26	+ 73.3%	152	143	- 5.9%
Median Sales Price*	\$730,000	\$822,500	+ 12.7%	\$731,500	\$780,000	+ 6.6%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	26	26	0.0%
Percent of Original List Price Received*	100.6%	101.7%	+ 1.1%	102.0%	103.3%	+ 1.3%
New Listings	14	18	+ 28.6%	184	179	- 2.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	67	65	- 3.0%
Closed Sales	7	10	+ 42.9%	61	57	- 6.6%
Median Sales Price*	\$310,000	\$523,775	+ 69.0%	\$575,000	\$535,000	- 7.0%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	44	20	- 54.5%	26	32	+ 23.1%
Percent of Original List Price Received*	99.2%	99.0%	- 0.2%	100.9%	99.8%	- 1.1%
New Listings	9	10	+ 11.1%	86	89	+ 3.5%

* 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

