

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin

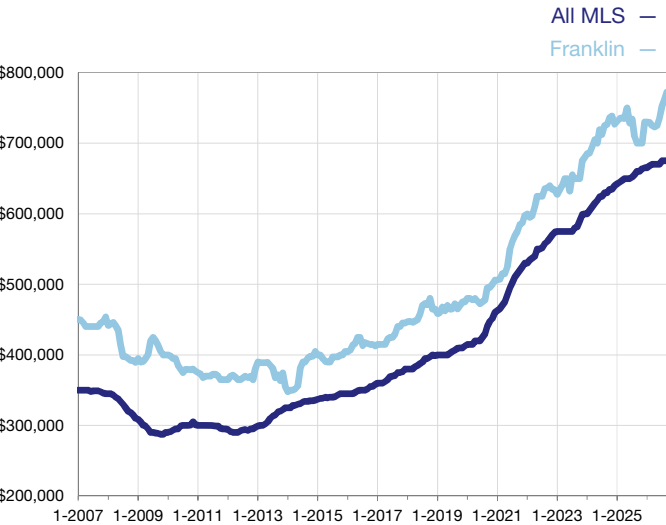
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	27	+ 107.7%	174	167	- 4.0%
Closed Sales	17	13	- 23.5%	169	156	- 7.7%
Median Sales Price*	\$699,936	\$801,000	+ 14.4%	\$730,000	\$787,500	+ 7.9%
Inventory of Homes for Sale	37	26	- 29.7%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	41	+ 86.4%	26	28	+ 7.7%
Percent of Original List Price Received*	101.0%	98.3%	- 2.7%	101.9%	102.9%	+ 1.0%
New Listings	28	27	- 3.6%	212	205	- 3.3%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	78	75	- 3.8%
Closed Sales	12	9	- 25.0%	73	66	- 9.6%
Median Sales Price*	\$602,000	\$580,000	- 3.7%	\$585,000	\$549,500	- 6.1%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	49	52	+ 6.1%	30	35	+ 16.7%
Percent of Original List Price Received*	99.1%	96.7%	- 2.4%	100.6%	99.3%	- 1.3%
New Listings	7	21	+ 200.0%	93	108	+ 16.1%

* 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

