Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Franklin

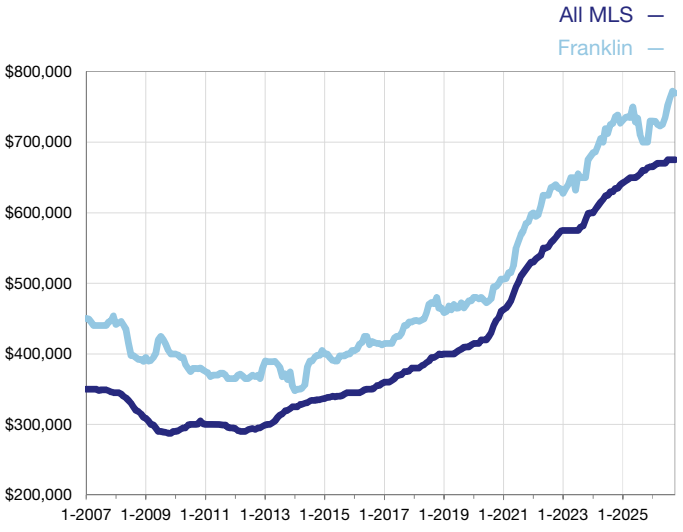
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	22	**22**	0.0%	196	**185**	- 5.6%
Closed Sales	20	**18**	- 10.0%	189	**174**	- 7.9%
Median Sales Price*	$755,000	**$687,500**	- 8.9%	$730,000	**$780,000**	+ 6.8%
Inventory of Homes for Sale	38	**28**	- 26.3%	--	--	--
Months Supply of Inventory	2.0	**1.6**	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	**27**	+ 12.5%	26	**28**	+ 7.7%
Percent of Original List Price Received*	100.1%	**100.7%**	+ 0.6%	101.7%	**102.6%**	+ 0.9%
New Listings	27	**25**	- 7.4%	239	**228**	- 4.6%

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

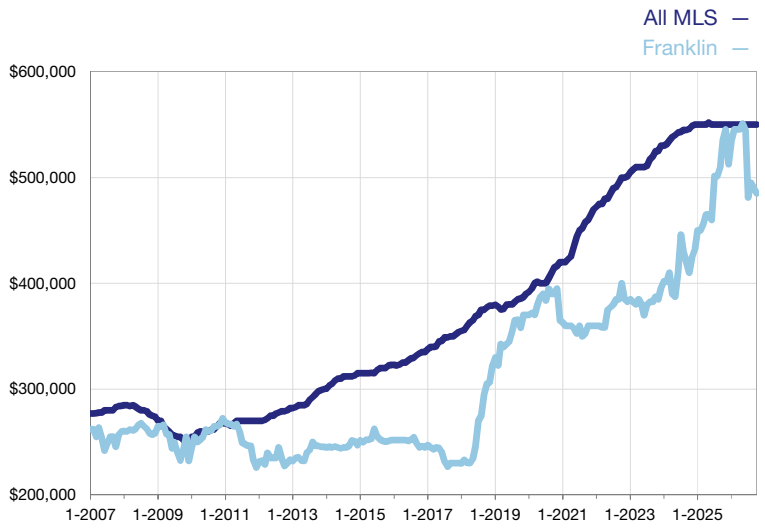
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**7**	- 22.2%	87	**77**	- 11.5%
Closed Sales	10	**7**	- 30.0%	83	**73**	- 12.0%
Median Sales Price*	$440,000	**$389,900**	- 11.4%	$570,000	**$535,000**	- 6.1%
Inventory of Homes for Sale	14	**36**	+ 157.1%	--	--	--
Months Supply of Inventory	1.7	**4.5**	+ 164.7%	--	--	--
Cumulative Days on Market Until Sale	30	**25**	- 16.7%	30	**34**	+ 13.3%
Percent of Original List Price Received*	100.8%	**98.0%**	- 2.8%	100.6%	**99.2%**	- 1.4%
New Listings	15	**18**	+ 20.0%	108	**125**	+ 15.7%

* 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



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