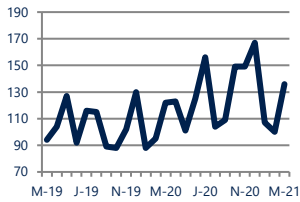


Focus On: Franklin County Housing Market

March 2021

Units Sold

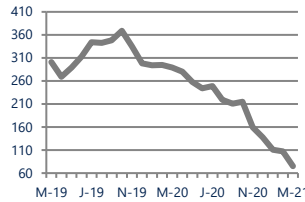
136



Up 11%
Vs. Year Ago

Active Inventory

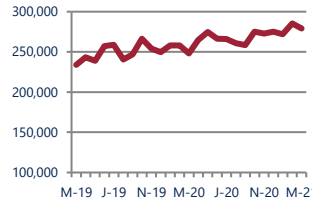
75



Down -74%
Vs. Year Ago

Median Sale Price

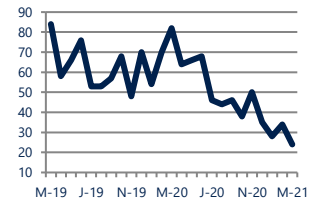
\$279,039



Up 12%
Vs. Year Ago

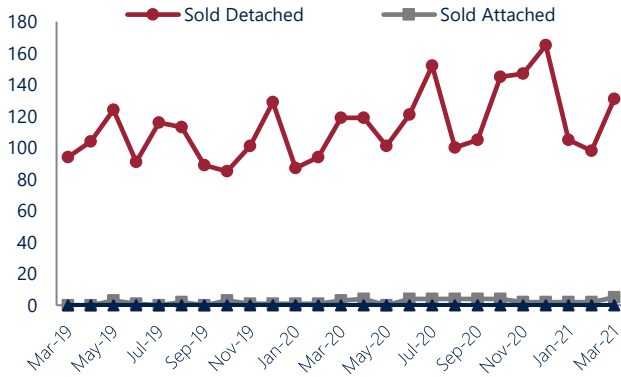
Days On Market

24



Down -71%
Vs. Year Ago

Units Sold*



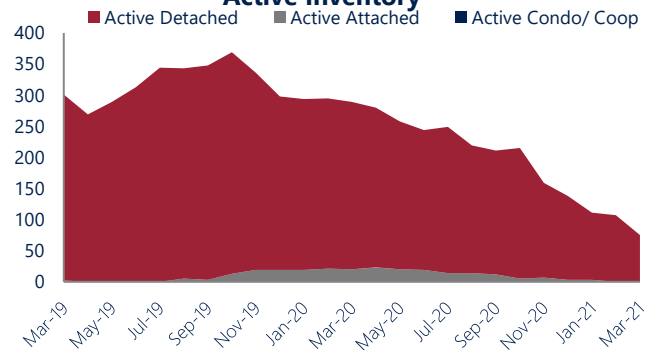
Units Sold

There was an increase in total units sold in March, with 136 sold this month in Franklin County. This month's total units sold was higher than at this time last year.

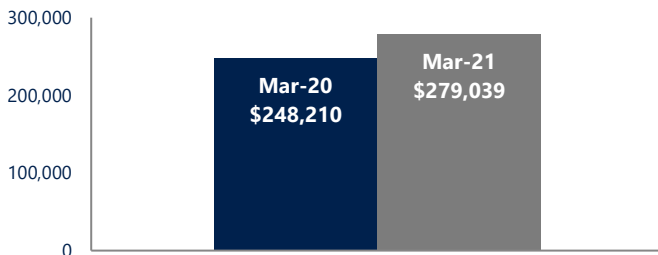
Active Inventory

Versus last year, the total number of homes available this month is lower by 214 units or 74%. The total number of active inventory this March was 75 compared to 289 in March 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 107, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

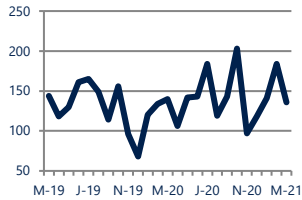
Last March, the median sale price for Franklin County Homes was \$248,210. This March, the median sale price was \$279,039, an increase of 12% or \$30,829 compared to last year. The current median sold price is 2% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Focus On: Franklin County Housing Market

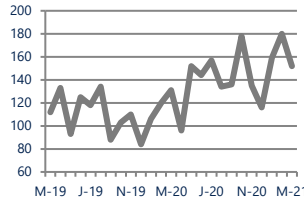
March 2021

New Listings
136



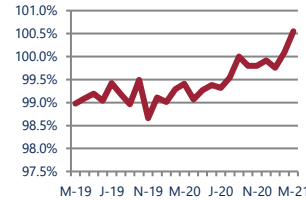
Down -3%
Vs. Year Ago

Current Contracts
152



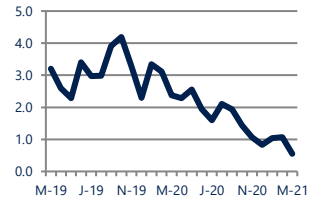
Up 16%
Vs. Year Ago

Sold Vs. List Price
100.6%



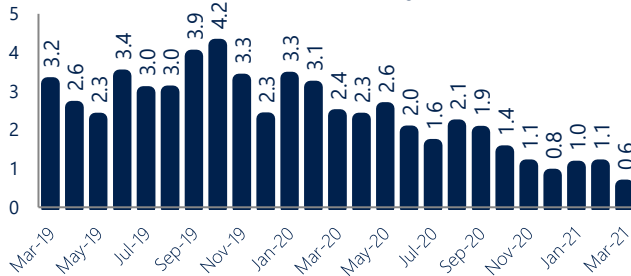
Up 1.1%
Vs. Year Ago

Months of Supply
0.6



Down -77%
Vs. Year Ago

Months Of Supply



Months of Supply

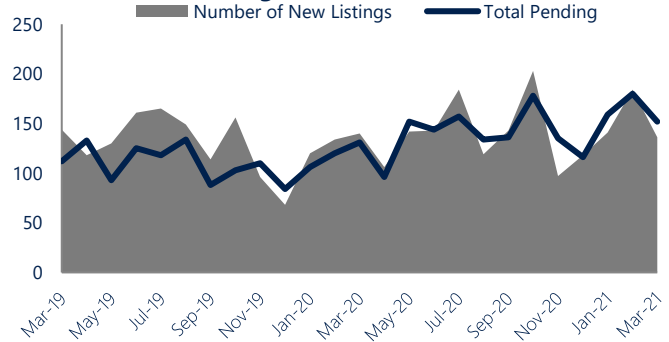
In March, there was 0.6 months of supply available in Franklin County, compared to 2.4 in March 2020. That is a decrease of 77% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

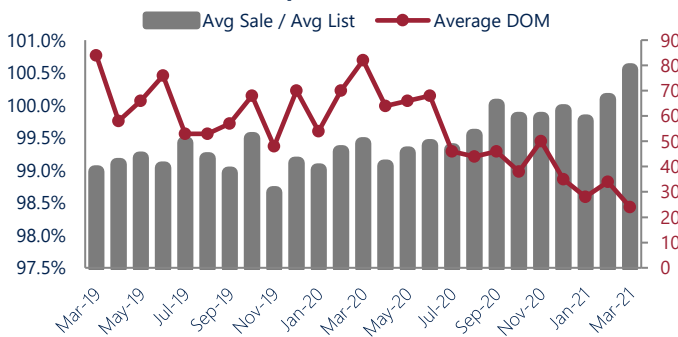
New Listings & Current Contracts

This month there were 136 homes newly listed for sale in Franklin County compared to 140 in March 2020, a decrease of 3%. There were 152 current contracts pending sale this March compared to 131 a year ago. The number of current contracts is 16% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Franklin County was 100.6% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 82, a decrease of 71%.



Franklin County are defined as properties listed in zip code/s.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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