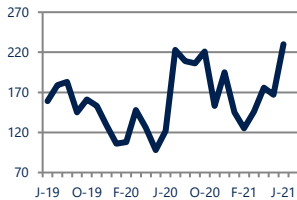




Focus On: Franklin County Housing Market

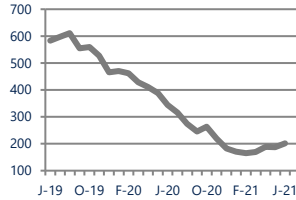
June 2021

Units Sold
230



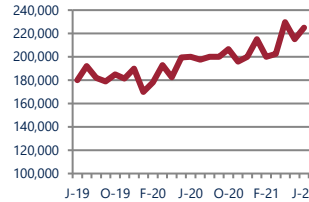
Up
Vs. Year Ago

Active Inventory
202



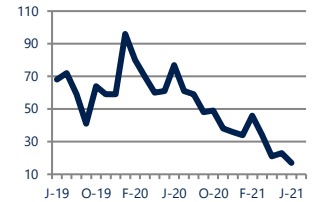
Down -41%
Vs. Year Ago

Median Sale Price
\$225,000



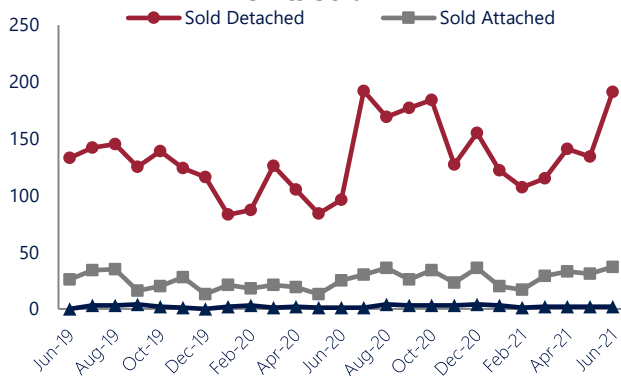
Up 13%
Vs. Year Ago

Days On Market
17



Down -78%
Vs. Year Ago

Units Sold*



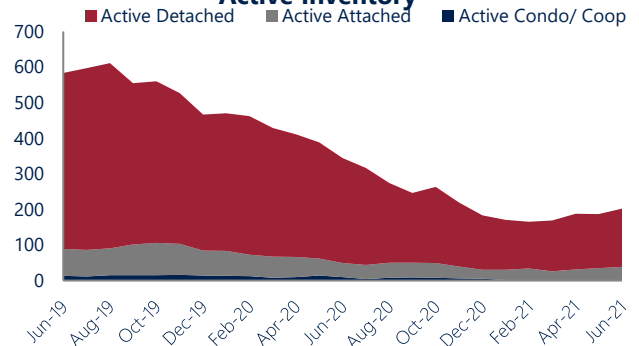
Units Sold

There was an increase in total units sold in June, with 230 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 142 units or 41%. The total number of active inventory this June was 202 compared to 344 in June 2020. This month's total of 202 is higher than the previous month's total supply of available inventory of 187, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Franklin County Homes was \$200,000. This June, the median sale price was \$225,000, an increase of 13% or \$25,000 compared to last year. The current median sold price is 5% higher than in May.

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



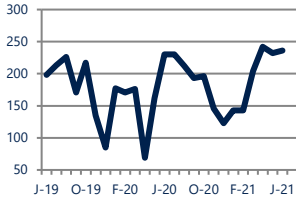
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

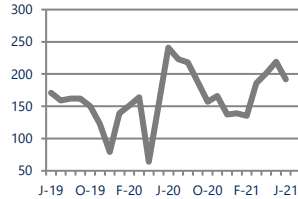
236



Up 3%
Vs. Year Ago

Current Contracts

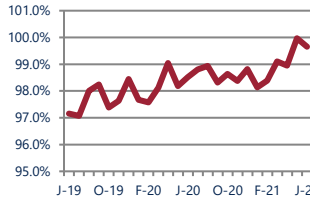
192



Down -20%
Vs. Year Ago

Sold Vs. List Price

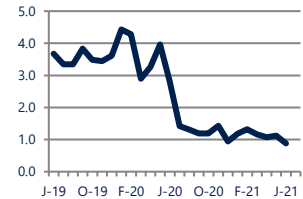
99.7%



Up 1.1%
Vs. Year Ago

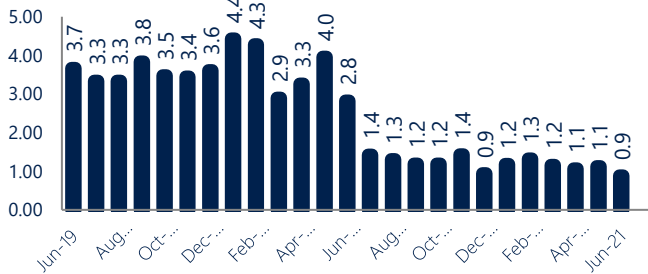
Months of Supply

0.9



Down -69%
Vs. Year Ago

Months Of Supply



Months of Supply

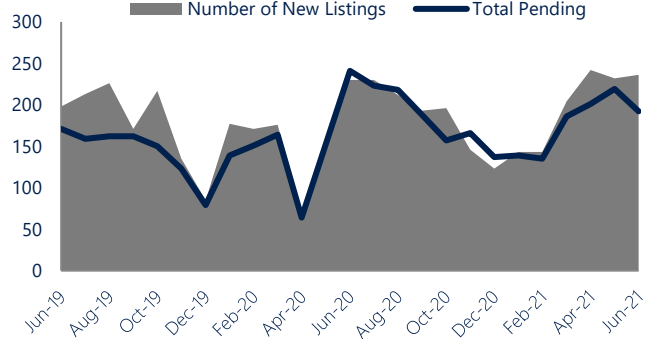
In June, there was 0.9 months of supply available in Franklin County, compared to 2.8 in June 2020. That is a decrease of 69% versus a year ago.

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.

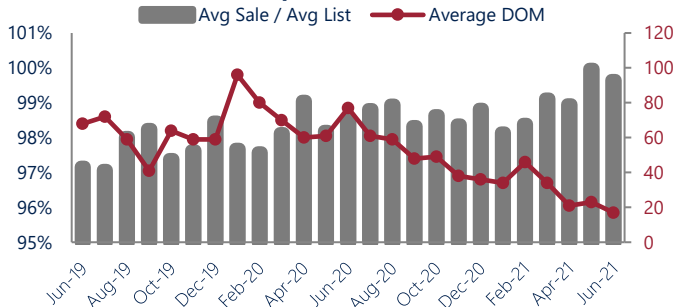
New Listings & Current Contracts

This month there were 236 homes newly listed for sale in Franklin County compared to 230 in June 2020, an increase of 3%. There were 192 current contracts pending sale this June compared to 241 a year ago. The number of current contracts is 20% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Franklin County was 99.7% 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 17, lower than the average last year, which was 77, a decrease of 78%.



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