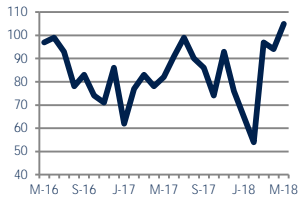


Focus On: Franklin County Housing Market

May 2018

**Units Sold**

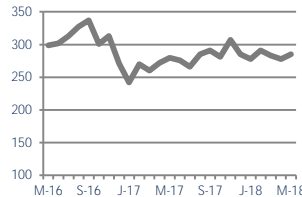
105



Up 28%  
Vs. Year Ago

**Active Inventory**

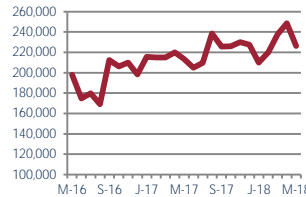
285



Up 2%  
Vs. Year Ago

**Median Sale Price**

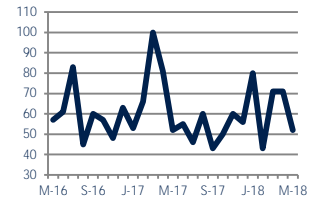
\$226,150



Up 6%  
Vs. Year Ago

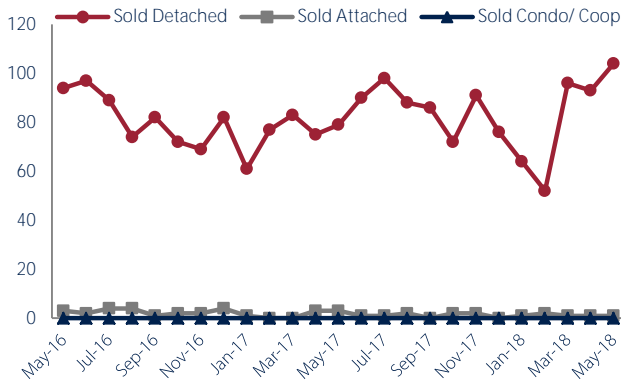
**Days On Market**

52



No Change  
Vs. Year Ago

**Units Sold\***



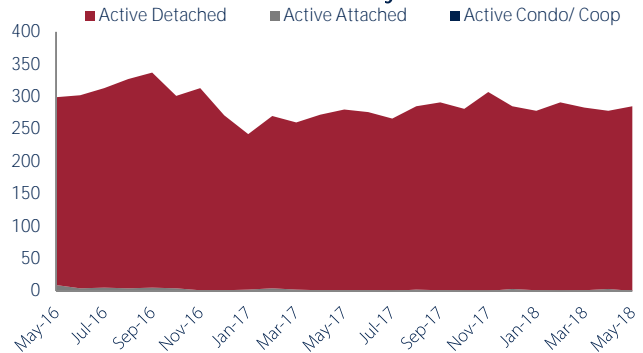
**Units Sold**

There was an increase in total units sold in May, with 105 sold this month in Franklin County versus 94 last month, an increase of 12%. This month's total units sold was higher than at this time last year, an increase of 28% versus May 2017.

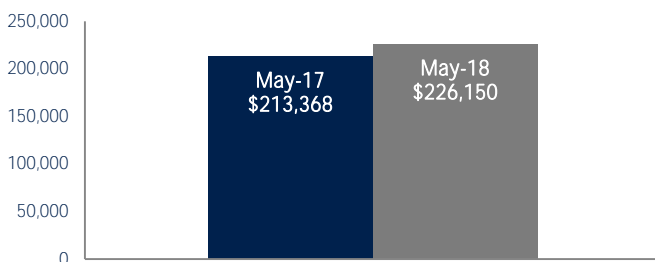
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 5 units or 2%. The total number of active inventory this May was 285 compared to 280 in May 2017. This month's total of 285 is higher than the previous month's total supply of available inventory of 278, an increase of 3%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Franklin County Homes was \$213,368. This May, the median sale price was \$226,150, an increase of 6% or \$12,782 compared to last year. The current median sold price is 9% lower than in April.

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

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

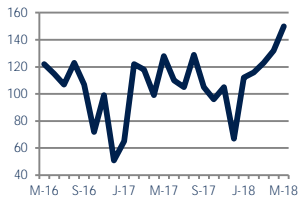
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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Focus On: Franklin County Housing Market

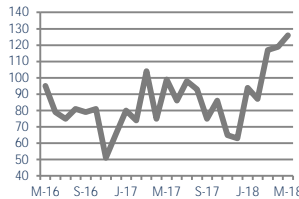
May 2018

**New Listings**  
150



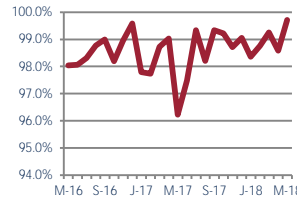
Up 17%  
Vs. Year Ago

**Current Contracts**  
126



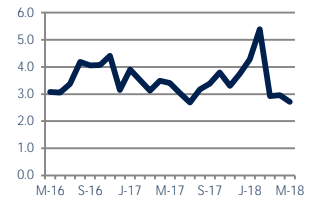
Up 27%  
Vs. Year Ago

**Sold Vs. List Price**  
99.7%



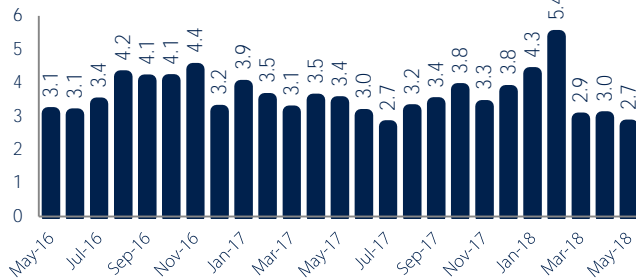
Up 3.6%  
Vs. Year Ago

**Months of Supply**  
2.7



Down -21%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

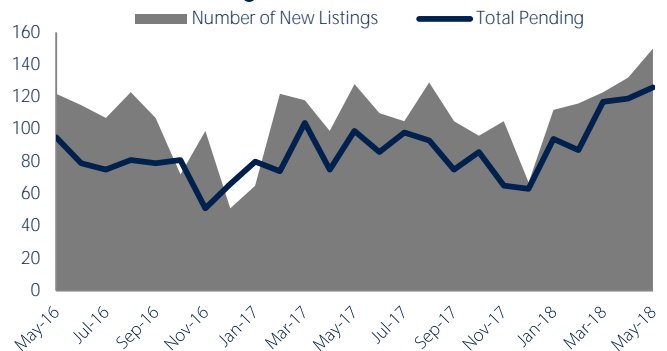
In May, there was 2.7 months of supply available in Franklin County, compared to 3.4 in May 2017. That is a decrease of 21% versus a year ago.

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.

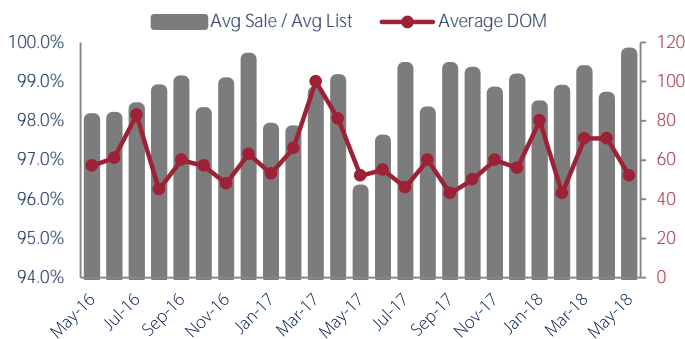
**New Listings & Current Contracts**

This month there were 150 homes newly listed for sale in Franklin County compared to 128 in May 2017, an increase of 17%. There were 126 current contracts pending sale this May compared to 99 a year ago. The number of current contracts is 27% higher than last May.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in Franklin County was 99.7% of the average list price, which is 3.5% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 52, which is similar compared to a year ago.

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