

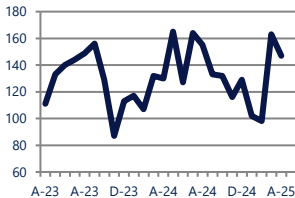
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FRANKLIN COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

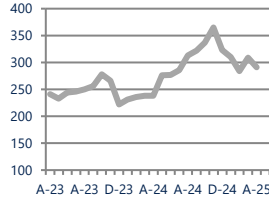
147



Up 13%  
Vs. Year Ago

## Active Inventory

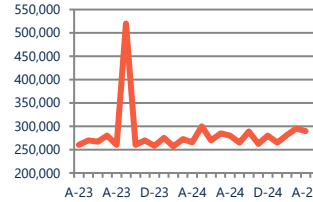
291



Up 22%  
Vs. Year Ago

## Median Sale Price

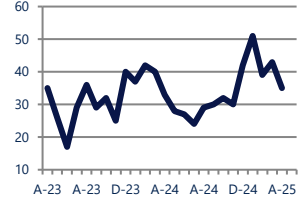
\$290,000



Up 9%  
Vs. Year Ago

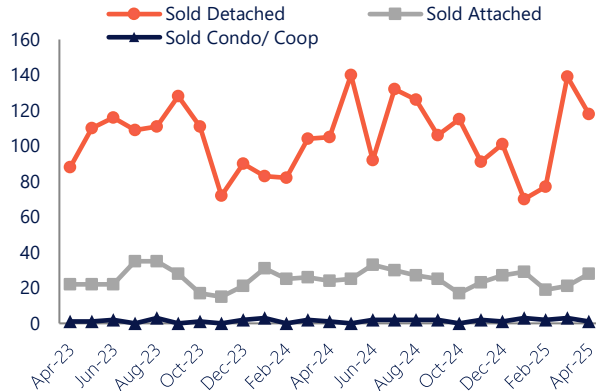
## Days On Market

35



Up 6%  
Vs. Year Ago

## Units Sold\*



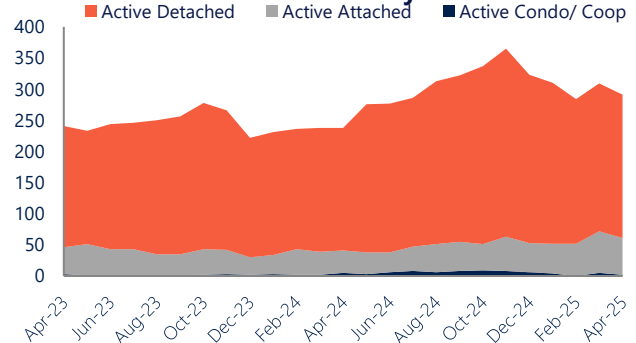
## Units Sold

There was a decrease in total units sold in April, with 147 sold this month in Franklin County versus 163 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 13% versus April 2024.

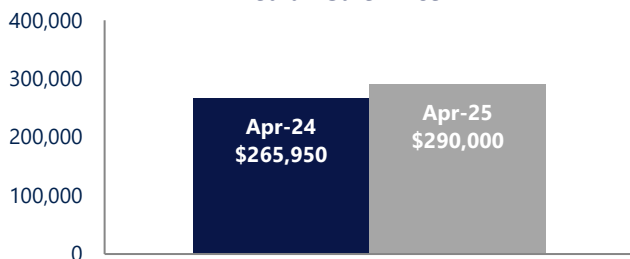
## Active Inventory

Versus last year, the total number of homes available this month is higher by 53 units or 22%. The total number of active inventory this April was 291 compared to 238 in April 2024. This month's total of 291 is lower than the previous month's total supply of available inventory of 309, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Franklin County Homes was \$265,950. This April, the median sale price was \$290,000, an increase of 9% or \$24,050 compared to last year. The current median sold price is 2% lower than in March.

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

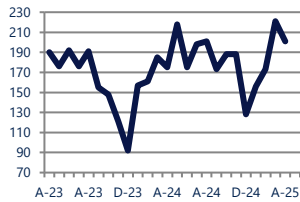
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FRANKLIN COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

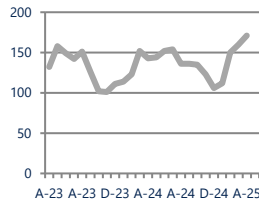
201



**Up 15%**  
Vs. Year Ago

## Current Contracts

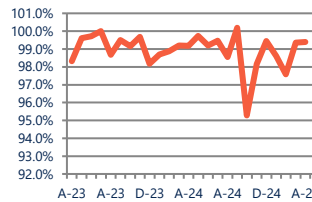
171



**Up 20%**  
Vs. Year Ago

## Sold Vs. List Price

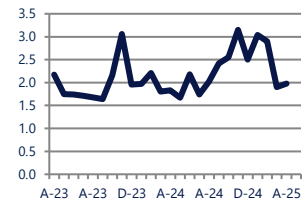
99.4%



**No Change**  
Vs. Year Ago

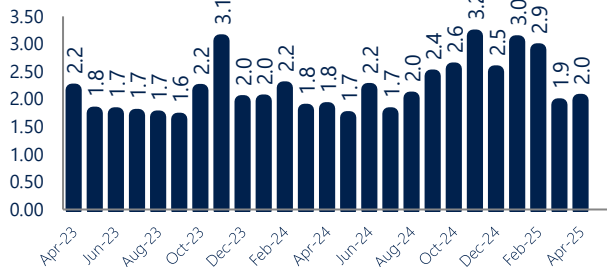
## Months of Supply

2.0



**Up 8%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

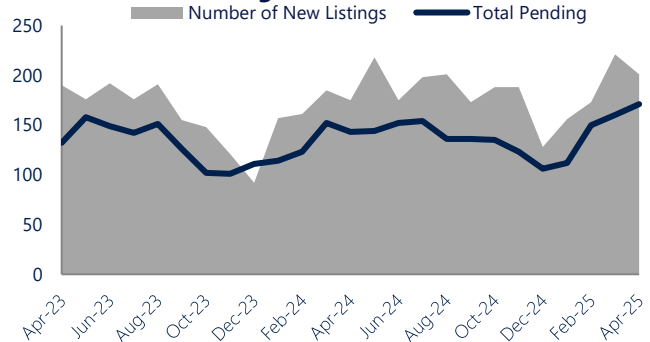
In April, there was 2.0 months of supply available in Franklin County, compared to 1.8 in April 2024. That is an increase of 8% versus a year ago.

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.

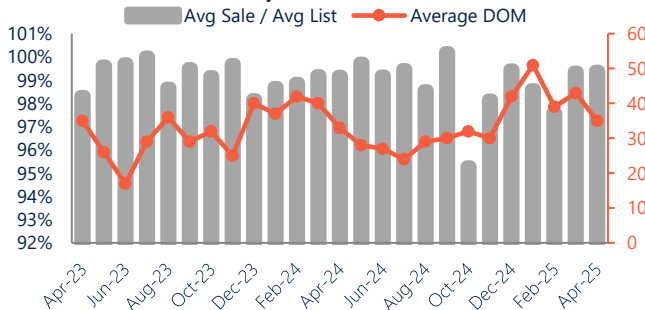
## New Listings & Current Contracts

This month there were 201 homes newly listed for sale in Franklin County compared to 175 in April 2024, an increase of 15%. There were 171 current contracts pending sale this April compared to 143 a year ago. The number of current contracts is 20% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Franklin County was 99.4% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 35, higher than the average last year, which was 33, an increase of 6%.