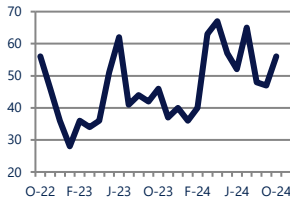


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FRANKLIN COUNTY HOUSING MARKET** OCTOBER 2024

## Units Sold

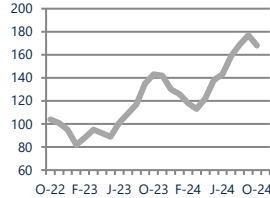
56



Up 22%  
Vs. Year Ago

## Active Inventory

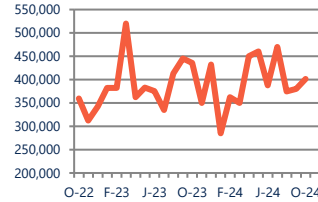
168



Up 17%  
Vs. Year Ago

## Median Sale Price

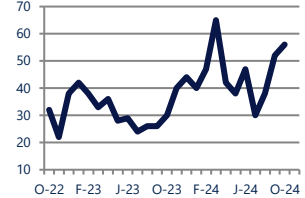
\$401,500



Down -8%  
Vs. Year Ago

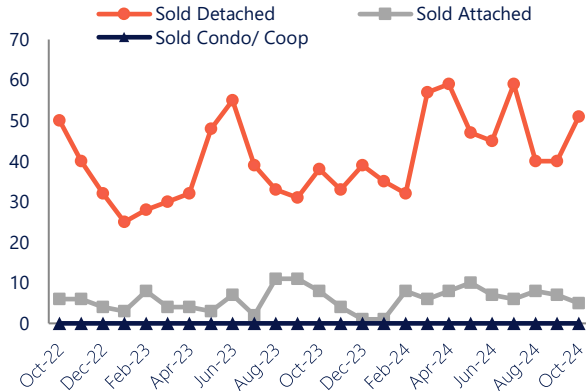
## Days On Market

56



Up 87%  
Vs. Year Ago

## Units Sold\*



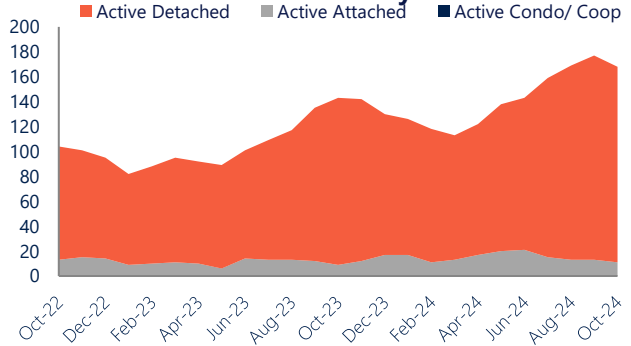
## Units Sold

There was an increase in total units sold in October, with 56 sold this month in Franklin County versus 47 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 22% versus October 2023.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 25 units or 17%. The total number of active inventory this October was 168 compared to 143 in October 2023. This month's total of 168 is lower than the previous month's total supply of available inventory of 177, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last October, the median sale price for Franklin County Homes was \$435,500. This October, the median sale price was \$401,500, a decrease of 8% or \$34,000 compared to last year. The current median sold price is 6% higher than in September.

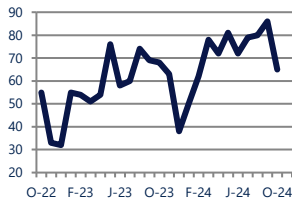
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **FRANKLIN COUNTY HOUSING MARKET** OCTOBER 2024

## New Listings

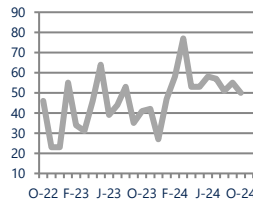
65



**Down -4%**  
Vs. Year Ago

## Current Contracts

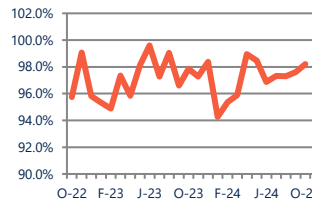
50



**Up 22%**  
Vs. Year Ago

## Sold Vs. List Price

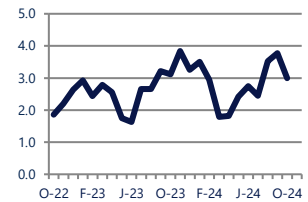
98.2%



**No Change**  
Vs. Year Ago

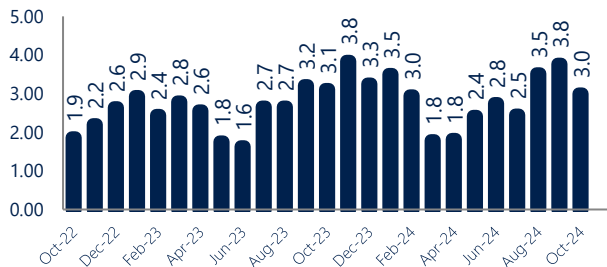
## Months of Supply

3.0



**Down -4%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

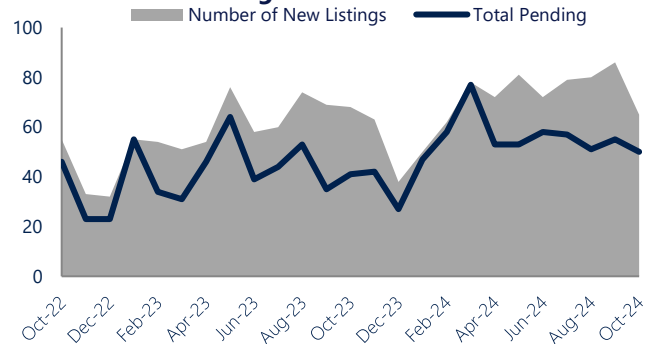
In October, there was 3.0 months of supply available in Franklin County, compared to 3.1 in October 2023. That is a decrease of 3% versus a year ago.

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.

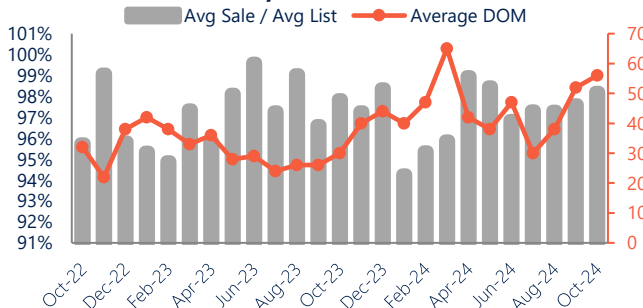
## New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Franklin County compared to 68 in October 2023, a decrease of 4%. There were 50 current contracts pending sale this October compared to 41 a year ago. The number of current contracts is 22% higher than last October.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In October, the average sale price in Franklin County was 98.2% 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 56, higher than the average last year, which was 30, an increase of 87%.