

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlemont

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	11	5	- 54.5%
Closed Sales	2	0	- 100.0%	11	6	- 45.5%
Median Sales Price*	\$267,000	\$0	- 100.0%	\$242,000	\$257,500	+ 6.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	30	36	+ 20.0%
Percent of Original List Price Received*	99.6%	0.0%	- 100.0%	99.4%	100.2%	+ 0.8%
New Listings	0	0	--	12	6	- 50.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

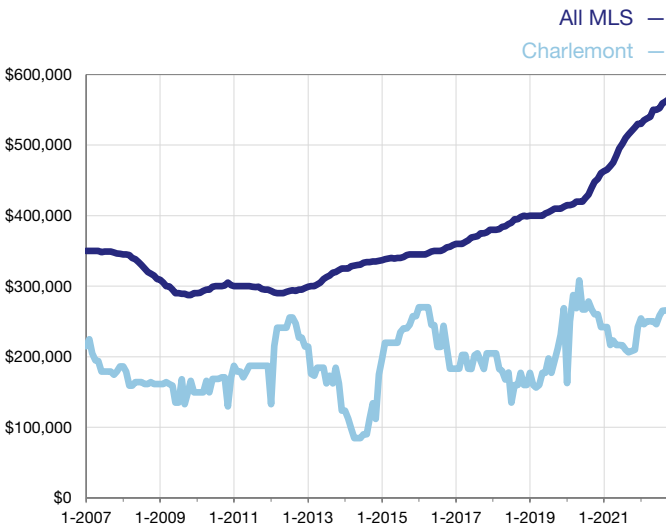
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$312,500	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	52	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	97.7%	--
New Listings	1	0	- 100.0%	1	1	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

