

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	6	- 45.5%	146	100	- 31.5%
Closed Sales	13	7	- 46.2%	133	115	- 13.5%
Median Sales Price*	\$345,000	\$540,000	+ 56.5%	\$410,000	\$445,000	+ 8.5%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.7%	30	30	0.0%
Percent of Original List Price Received*	100.5%	100.4%	- 0.1%	102.2%	99.9%	- 2.3%
New Listings	8	5	- 37.5%	162	124	- 23.5%

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

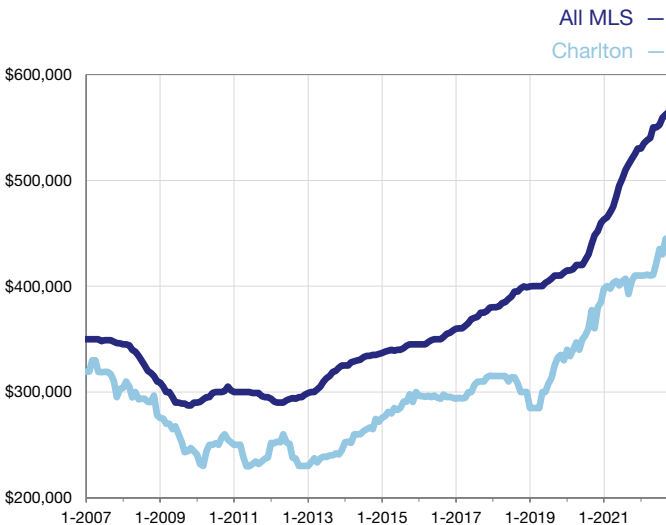
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	7	+ 40.0%
Closed Sales	1	0	- 100.0%	7	7	0.0%
Median Sales Price*	\$230,000	\$0	- 100.0%	\$228,900	\$265,000	+ 15.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	5.1	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	17	27	+ 58.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.9%	98.1%	- 3.7%
New Listings	1	1	0.0%	14	18	+ 28.6%

* 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

