

Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	14	25	+ 78.6%	94	117	+ 24.5%
Closed Sales	18	19	+ 5.6%	85	99	+ 16.5%
Median Sales Price*	\$305,163	\$263,900	- 13.5%	\$305,000	\$289,000	- 5.2%
Inventory of Homes for Sale	89	70	- 21.3%	--	--	--
Months Supply of Inventory	8.9	6.0	- 32.6%	--	--	--
Cumulative Days on Market Until Sale	126	97	- 23.0%	142	109	- 23.2%
Percent of Original List Price Received*	96.1%	98.3%	+ 2.3%	95.2%	95.3%	+ 0.1%
New Listings	24	21	- 12.5%	165	165	0.0%

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

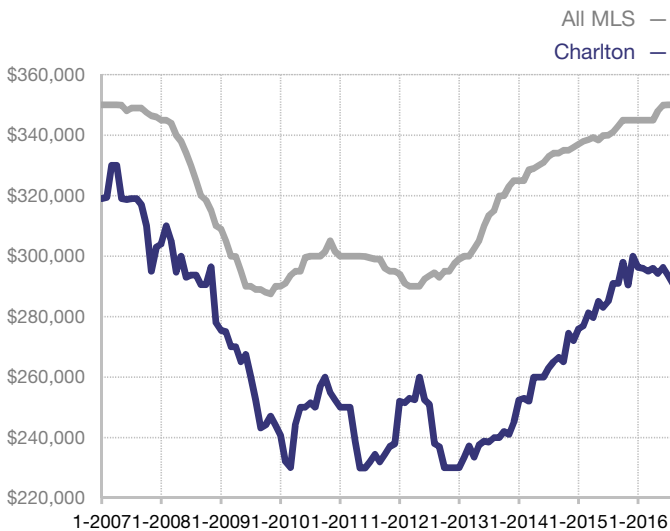
Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	1	--	2	6	+ 200.0%
Closed Sales	0	2	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$208,500	--	\$75,000	\$159,900	+ 113.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	0	117	--	42	234	+ 457.1%
Percent of Original List Price Received*	0.0%	92.7%	--	95.0%	91.5%	- 3.7%
New Listings	0	2	--	4	6	+ 50.0%

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

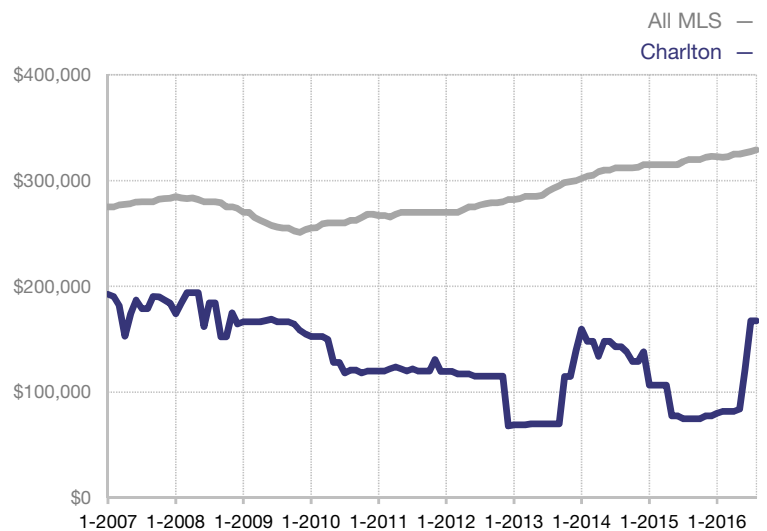
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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