

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	12	+ 33.3%	127	152	+ 19.7%
Closed Sales	10	11	+ 10.0%	112	143	+ 27.7%
Median Sales Price*	\$227,500	<b>\$280,000</b>	+ 23.1%	\$298,000	<b>\$289,000</b>	- 3.0%
Inventory of Homes for Sale	86	51	- 40.7%	--	--	--
Months Supply of Inventory	8.5	3.9	- 54.1%	--	--	--
Cumulative Days on Market Until Sale	87	117	+ 34.5%	137	101	- 26.3%
Percent of Original List Price Received*	93.5%	<b>91.6%</b>	- 2.0%	94.5%	<b>95.8%</b>	+ 1.4%
New Listings	10	8	- 20.0%	221	210	- 5.0%

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

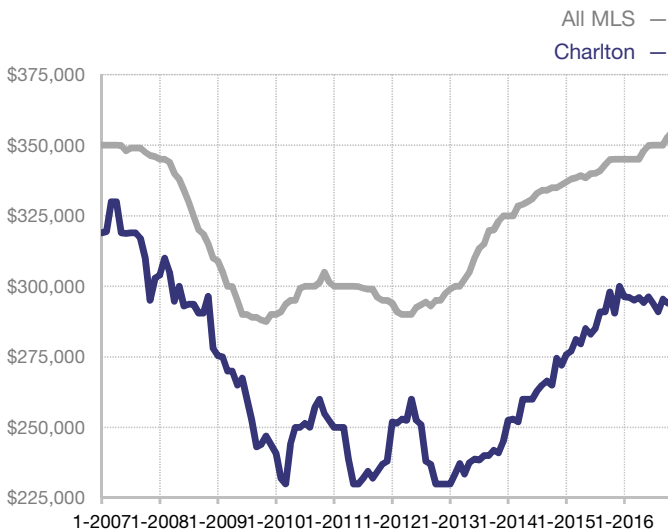
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	4	7	+ 75.0%
Median Sales Price*	\$175,000	<b>\$0</b>	- 100.0%	\$77,500	<b>\$159,900</b>	+ 106.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	73	0	- 100.0%	50	188	+ 276.0%
Percent of Original List Price Received*	97.3%	<b>0.0%</b>	- 100.0%	95.6%	<b>90.9%</b>	- 4.9%
New Listings	1	0	- 100.0%	8	7	- 12.5%

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

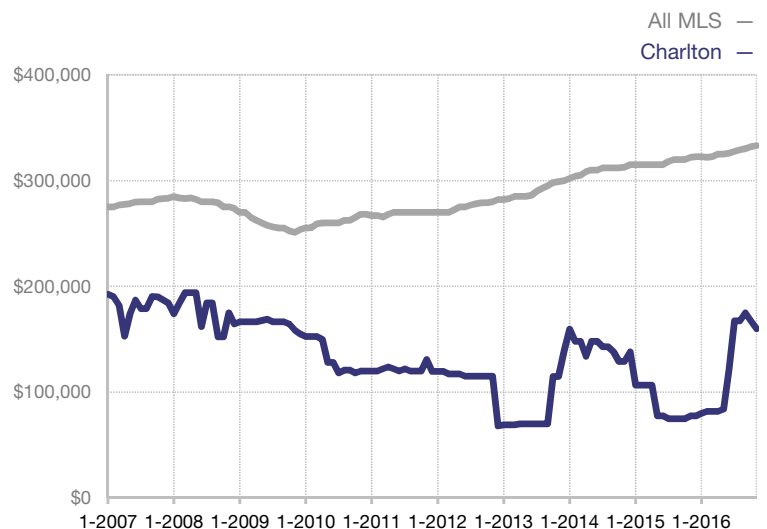
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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