

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	21	+ 31.3%	87	94	+ 8.0%
Closed Sales	14	11	- 21.4%	78	76	- 2.6%
Median Sales Price*	\$318,750	\$354,000	+ 11.1%	\$295,950	\$312,900	+ 5.7%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	22	84	+ 281.8%	62	78	+ 25.8%
Percent of Original List Price Received*	99.1%	94.7%	- 4.4%	97.4%	95.2%	- 2.3%
New Listings	21	18	- 14.3%	110	128	+ 16.4%

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

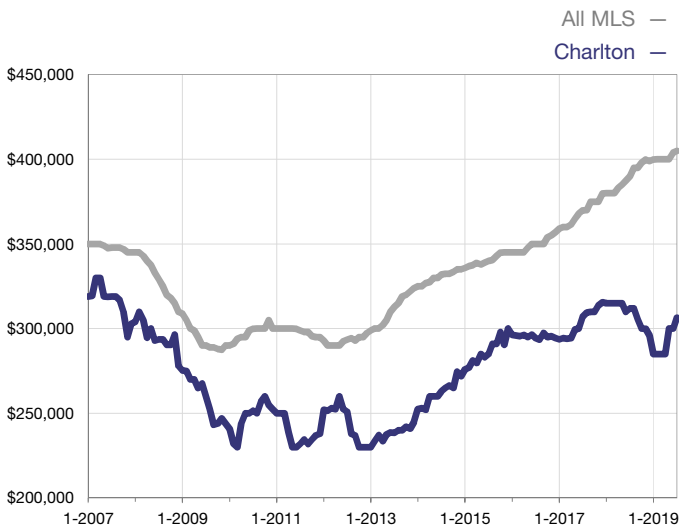
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	2	0.0%	7	9	+ 28.6%
Closed Sales	1	0	- 100.0%	6	9	+ 50.0%
Median Sales Price*	\$180,000	\$0	- 100.0%	\$177,450	\$210,000	+ 18.3%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.3	3.2	+ 146.2%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	63	56	- 11.1%
Percent of Original List Price Received*	107.8%	0.0%	- 100.0%	99.6%	97.2%	- 2.4%
New Listings	1	3	+ 200.0%	8	16	+ 100.0%

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

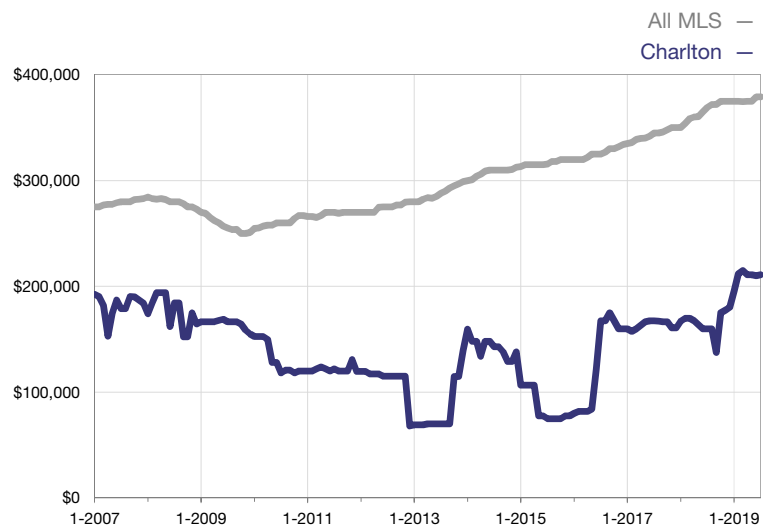
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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