

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	18	+ 157.1%	34	43	+ 26.5%
Closed Sales	8	8	0.0%	34	30	- 11.8%
Median Sales Price*	\$375,000	<b>\$475,000</b>	+ 26.7%	\$336,450	<b>\$412,500</b>	+ 22.6%
Inventory of Homes for Sale	28	7	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	75	23	- 69.3%	63	31	- 50.8%
Percent of Original List Price Received*	96.7%	<b>106.2%</b>	+ 9.8%	97.3%	<b>102.6%</b>	+ 5.4%
New Listings	13	21	+ 61.5%	39	45	+ 15.4%

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

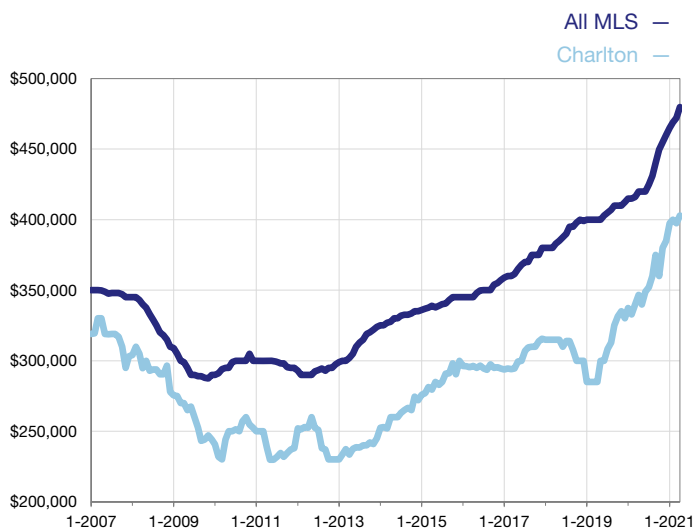
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$175,000	<b>\$0</b>	- 100.0%	\$150,000	<b>\$226,950</b>	+ 51.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	137	0	- 100.0%	66	13	- 80.3%
Percent of Original List Price Received*	89.7%	<b>0.0%</b>	- 100.0%	94.4%	<b>99.8%</b>	+ 5.7%
New Listings	1	0	- 100.0%	3	5	+ 66.7%

\* 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

