

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	15	0.0%	49	58	+ 18.4%
Closed Sales	5	9	+ 80.0%	39	39	0.0%
Median Sales Price*	\$225,000	<b>\$386,000</b>	+ 71.6%	\$325,000	<b>\$410,000</b>	+ 26.2%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--
Cumulative Days on Market Until Sale	204	36	- 82.4%	81	32	- 60.5%
Percent of Original List Price Received*	90.4%	<b>99.6%</b>	+ 10.2%	96.4%	<b>101.9%</b>	+ 5.7%
New Listings	19	17	- 10.5%	58	62	+ 6.9%

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

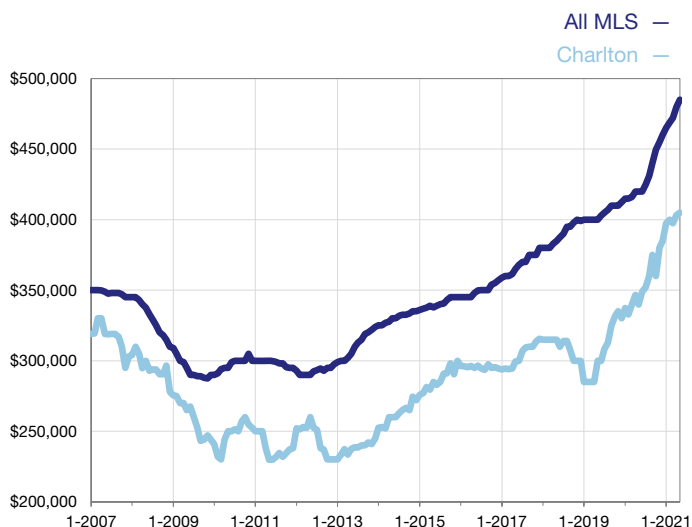
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	2	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$166,500	<b>\$0</b>	- 100.0%	\$150,000	<b>\$226,950</b>	+ 51.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	49	13	- 73.5%
Percent of Original List Price Received*	93.0%	<b>0.0%</b>	- 100.0%	93.9%	<b>99.8%</b>	+ 6.3%
New Listings	0	1	--	3	6	+ 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

