

# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	7	- 36.4%	25	17	- 32.0%
Closed Sales	6	4	- 33.3%	22	25	+ 13.6%
Median Sales Price*	\$350,500	<b>\$541,000</b>	+ 54.4%	\$390,000	<b>\$442,500</b>	+ 13.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	53	+ 194.4%	34	38	+ 11.8%
Percent of Original List Price Received*	103.2%	96.8%	- 6.2%	101.2%	100.2%	- 1.0%
New Listings	12	7	- 41.7%	24	16	- 33.3%

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

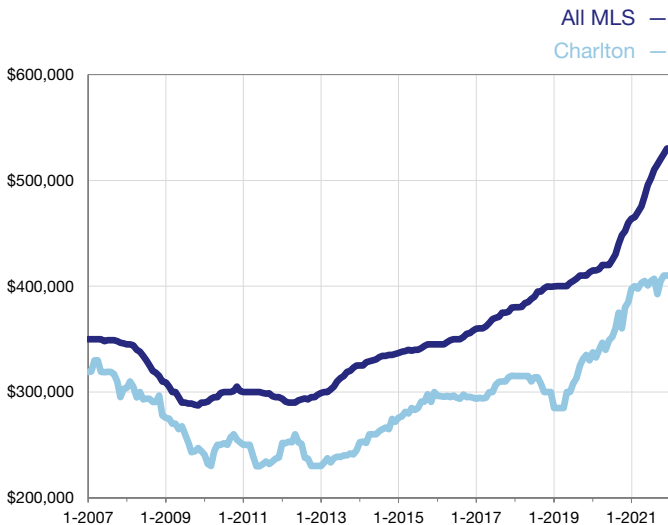
### Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	2	3	+ 50.0%
Closed Sales	0	2	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$257,500</b>	--	\$226,950	<b>\$257,500</b>	+ 13.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	35	--	13	35	+ 169.2%
Percent of Original List Price Received*	0.0%	103.1%	--	99.8%	103.1%	+ 3.3%
New Listings	5	0	- 100.0%	5	3	- 40.0%

\* 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

