

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlemont

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	3	0	- 100.0%	9	6	- 33.3%
Median Sales Price*	\$266,500	\$0	- 100.0%	\$222,000	\$257,500	+ 16.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	46	0	- 100.0%	32	36	+ 12.5%
Percent of Original List Price Received*	92.1%	0.0%	- 100.0%	99.4%	100.2%	+ 0.8%
New Listings	2	0	- 100.0%	12	6	- 50.0%

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

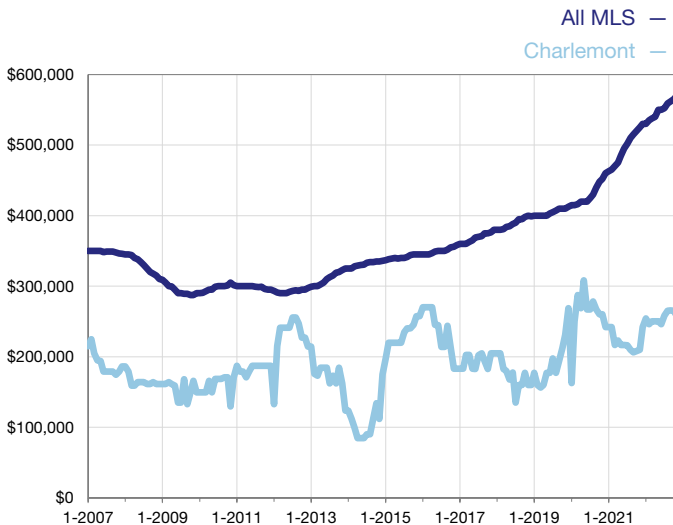
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$345,000	--	\$0	\$312,500	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	65	--	0	52	--
Percent of Original List Price Received*	0.0%	93.5%	--	0.0%	97.7%	--
New Listings	0	0	--	0	1	--

* 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

