

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	10	- 23.1%	135	96	- 28.9%
Closed Sales	6	6	0.0%	120	108	- 10.0%
Median Sales Price*	\$390,000	\$405,000	+ 3.8%	\$410,000	\$445,000	+ 8.5%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	36	23	- 36.1%	30	30	0.0%
Percent of Original List Price Received*	99.2%	98.8%	- 0.4%	102.4%	99.9%	- 2.4%
New Listings	9	10	+ 11.1%	154	119	- 22.7%

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

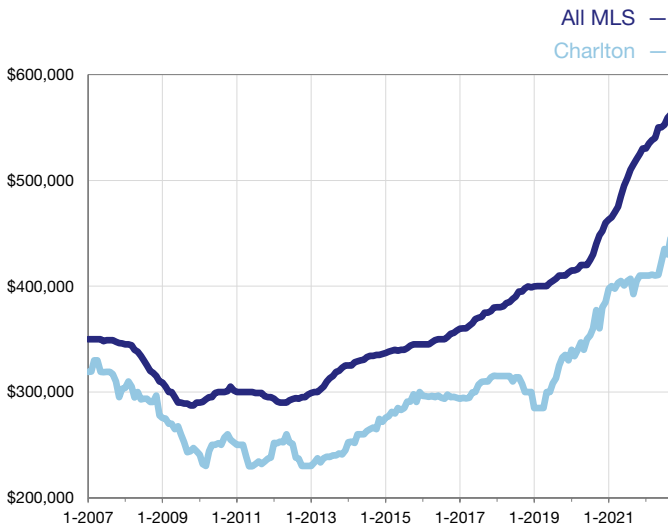
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	7	+ 40.0%
Closed Sales	0	2	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$302,850	--	\$226,950	\$265,000	+ 16.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	4.3	+ 290.9%	--	--	--
Cumulative Days on Market Until Sale	0	35	--	17	27	+ 58.8%
Percent of Original List Price Received*	0.0%	95.4%	--	102.3%	98.1%	- 4.1%
New Listings	0	0	--	13	17	+ 30.8%

* 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

