

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	16	+ 220.0%	10	24	+ 140.0%
Closed Sales	12	3	- 75.0%	21	9	- 57.1%
Median Sales Price*	\$443,750	<b>\$449,900</b>	+ 1.4%	\$410,000	<b>\$449,900</b>	+ 9.7%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	37	68	+ 83.8%	35	50	+ 42.9%
Percent of Original List Price Received*	103.9%	94.3%	- 9.2%	100.9%	95.4%	- 5.5%
New Listings	2	9	+ 350.0%	9	24	+ 166.7%

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

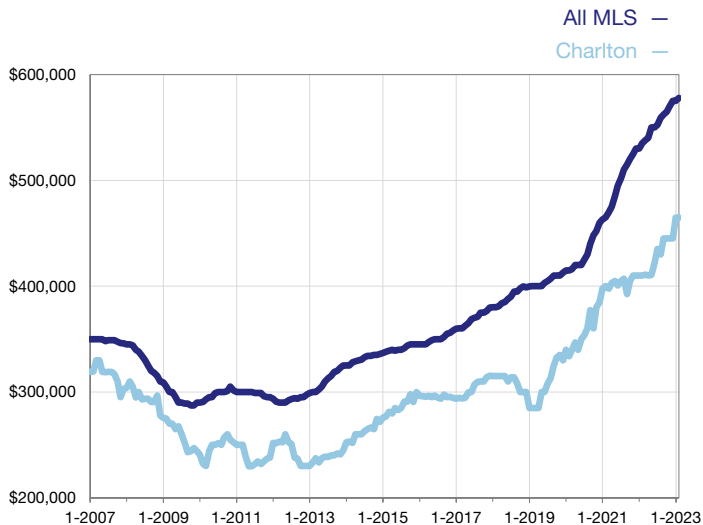
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	0	- 100.0%	3	1	- 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

