

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	10	+ 233.3%	13	31	+ 138.5%
Closed Sales	4	8	+ 100.0%	25	17	- 32.0%
Median Sales Price*	\$541,000	\$418,400	- 22.7%	\$442,500	\$449,900	+ 1.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	53	26	- 50.9%	38	39	+ 2.6%
Percent of Original List Price Received*	96.8%	100.6%	+ 3.9%	100.2%	97.9%	- 2.3%
New Listings	7	10	+ 42.9%	16	34	+ 112.5%

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

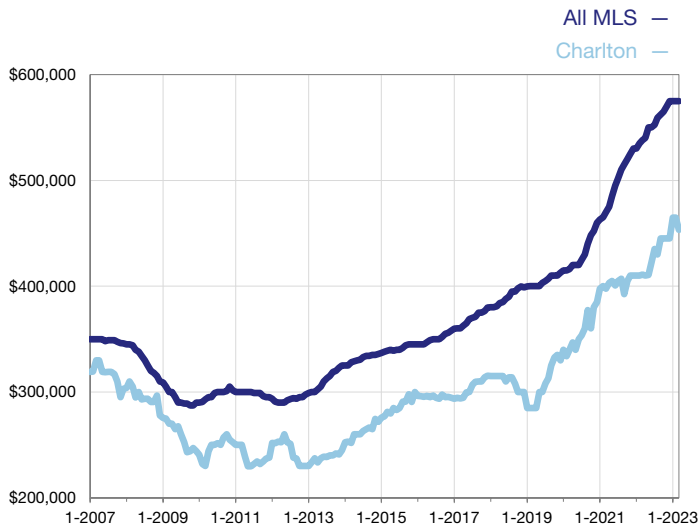
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$257,500	\$0	- 100.0%	\$257,500	\$0	- 100.0%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.9	--	--	--	--
Cumulative Days on Market Until Sale	35	0	- 100.0%	35	0	- 100.0%
Percent of Original List Price Received*	103.1%	0.0%	- 100.0%	103.1%	0.0%	- 100.0%
New Listings	0	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

