

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	14	+ 133.3%	19	41	+ 115.8%
Closed Sales	4	8	+ 100.0%	29	25	- 13.8%
Median Sales Price*	\$327,500	\$460,000	+ 40.5%	\$410,000	\$449,900	+ 9.7%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	39	+ 50.0%	36	39	+ 8.3%
Percent of Original List Price Received*	88.4%	100.9%	+ 14.1%	98.6%	98.8%	+ 0.2%
New Listings	13	16	+ 23.1%	29	50	+ 72.4%

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

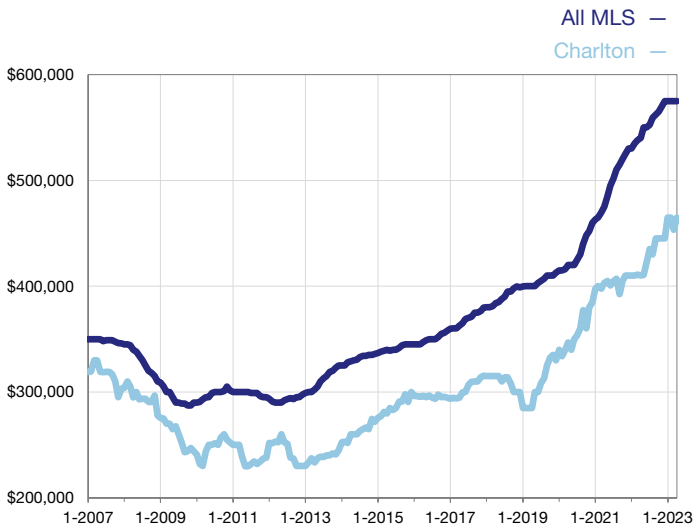
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$275,000	\$0	- 100.0%	\$265,000	\$0	- 100.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	25	0	- 100.0%
Percent of Original List Price Received*	105.8%	0.0%	- 100.0%	104.0%	0.0%	- 100.0%
New Listings	2	0	- 100.0%	5	1	- 80.0%

* 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

