

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	34	56	+ 64.7%
Closed Sales	6	11	+ 83.3%	35	36	+ 2.9%
Median Sales Price*	\$479,000	\$490,000	+ 2.3%	\$420,000	\$453,450	+ 8.0%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	36	40	+ 11.1%
Percent of Original List Price Received*	100.8%	102.3%	+ 1.5%	99.0%	99.9%	+ 0.9%
New Listings	20	15	- 25.0%	46	64	+ 39.1%

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

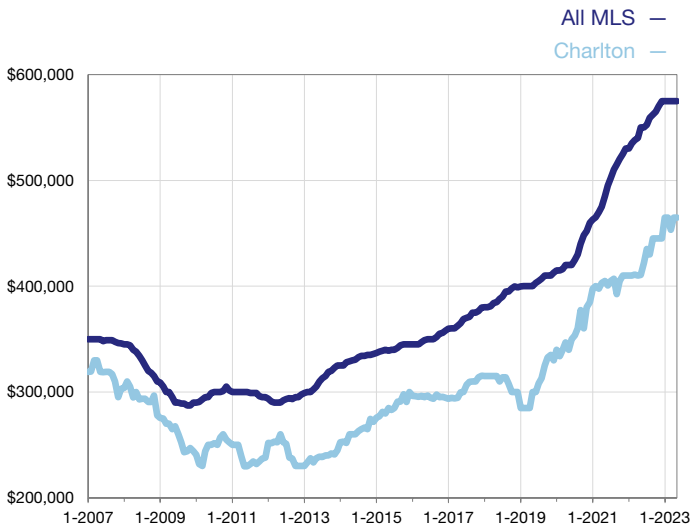
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$265,000	\$0	- 100.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	6.0	2.3	- 61.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	25	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.0%	0.0%	- 100.0%
New Listings	6	0	- 100.0%	11	1	- 90.9%

* 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

