

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	15	+ 25.0%	46	71	+ 54.3%
Closed Sales	16	12	- 25.0%	51	49	- 3.9%
Median Sales Price*	\$510,500	<b>\$522,500</b>	+ 2.4%	\$442,500	<b>\$470,000</b>	+ 6.2%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	30	36	+ 20.0%
Percent of Original List Price Received*	104.9%	<b>103.0%</b>	- 1.8%	100.8%	<b>100.9%</b>	+ 0.1%
New Listings	15	19	+ 26.7%	61	83	+ 36.1%

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

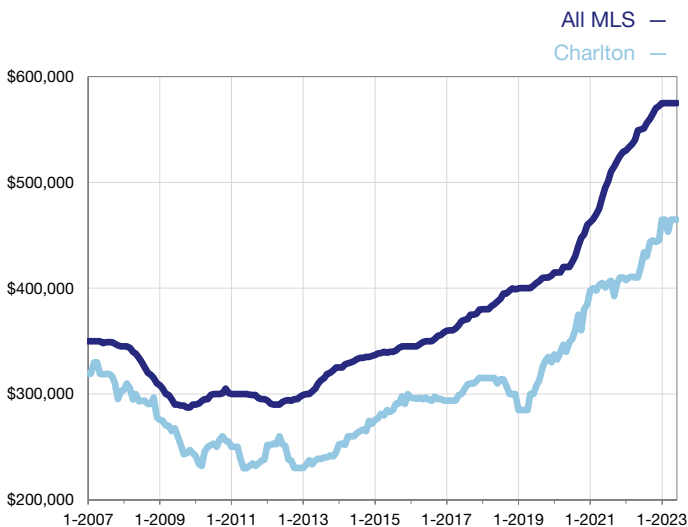
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	0	2	--	3	2	- 33.3%
Median Sales Price*	\$0	<b>\$426,825</b>	--	\$265,000	<b>\$426,825</b>	+ 61.1%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	6.0	1.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	109	--	25	109	+ 336.0%
Percent of Original List Price Received*	0.0%	<b>101.6%</b>	--	104.0%	<b>101.6%</b>	- 2.3%
New Listings	1	0	- 100.0%	12	1	- 91.7%

\* 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

