

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	59	82	+ 39.0%
Closed Sales	11	11	0.0%	62	60	- 3.2%
Median Sales Price*	\$500,000	\$505,000	+ 1.0%	\$445,000	\$480,000	+ 7.9%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	29	33	+ 13.8%
Percent of Original List Price Received*	103.7%	101.3%	- 2.3%	101.3%	101.0%	- 0.3%
New Listings	14	11	- 21.4%	75	92	+ 22.7%

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

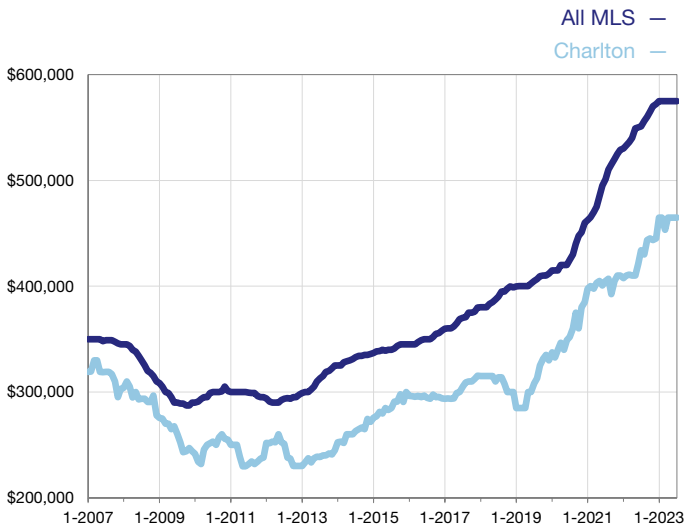
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$290,000	\$0	- 100.0%	\$270,000	\$423,650	+ 56.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	5.0	1.6	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	26	103	+ 296.2%
Percent of Original List Price Received*	96.7%	0.0%	- 100.0%	102.2%	99.5%	- 2.6%
New Listings	2	1	- 50.0%	14	2	- 85.7%

* 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

