

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	11	- 38.9%	77	91	+ 18.2%
Closed Sales	11	15	+ 36.4%	73	75	+ 2.7%
Median Sales Price*	\$436,000	<b>\$528,000</b>	+ 21.1%	\$445,000	<b>\$500,000</b>	+ 12.4%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	29	33	+ 13.8%
Percent of Original List Price Received*	94.8%	<b>101.7%</b>	+ 7.3%	100.4%	<b>101.1%</b>	+ 0.7%
New Listings	13	13	0.0%	88	105	+ 19.3%

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

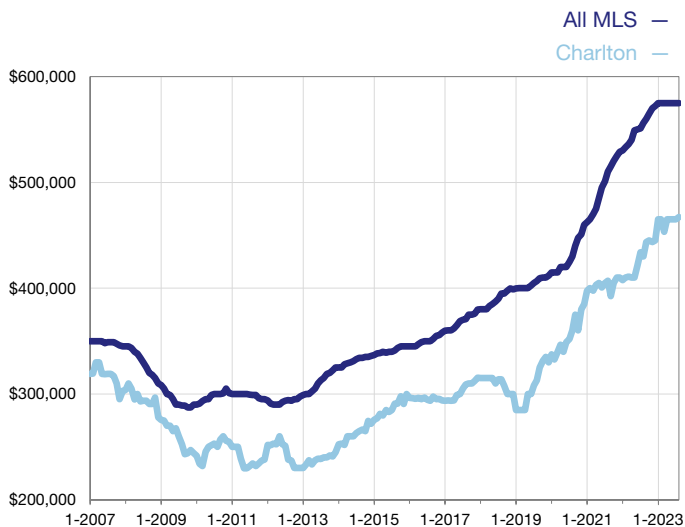
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$270,000	<b>\$423,650</b>	+ 56.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	4.3	3.0	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	26	103	+ 296.2%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	102.2%	<b>99.5%</b>	- 2.6%
New Listings	0	2	--	14	4	- 71.4%

\* 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

