

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	82	94	+ 14.6%
Closed Sales	16	6	- 62.5%	89	82	- 7.9%
Median Sales Price*	\$489,000	\$575,500	+ 17.7%	\$465,000	\$500,000	+ 7.5%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	30	33	+ 10.0%
Percent of Original List Price Received*	101.5%	103.2%	+ 1.7%	100.6%	101.4%	+ 0.8%
New Listings	5	7	+ 40.0%	93	111	+ 19.4%

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

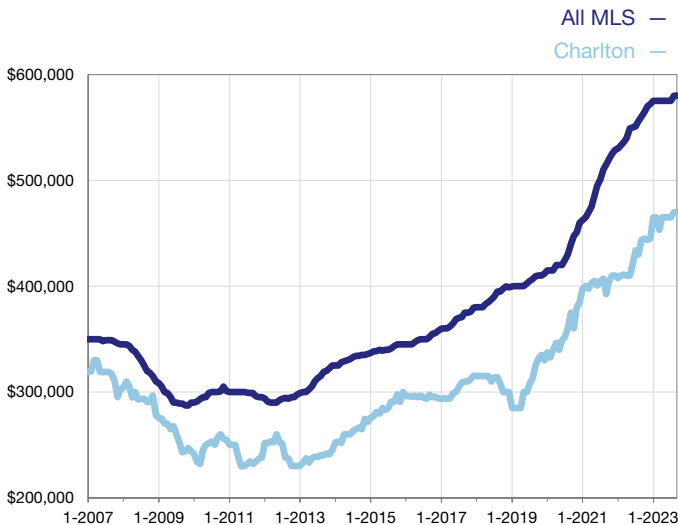
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	6	+ 20.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$175,000	\$300,000	+ 71.4%	\$265,000	\$401,825	+ 51.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	6.9	3.8	- 44.9%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	23	81	+ 252.2%
Percent of Original List Price Received*	87.5%	109.1%	+ 24.7%	99.2%	101.9%	+ 2.7%
New Listings	3	1	- 66.7%	17	5	- 70.6%

* 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

