

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 4 | 7 | + 75.0% | 86 | 101 | + 17.4% |
| Closed Sales | 13 | 10 | - 23.1% | 102 | 92 | - 9.8% |
| Median Sales Price* | \$445,000 | \$532,500 | + 19.7% | \$455,000 | \$500,000 | + 9.9% |
| Inventory of Homes for Sale | 15 | 13 | - 13.3% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.4 | - 12.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 35 | 21 | - 40.0% | 30 | 32 | + 6.7% |
| Percent of Original List Price Received* | 95.7% | 100.8% | + 5.3% | 99.9% | 101.3% | + 1.4% |
| New Listings | 10 | 11 | + 10.0% | 103 | 122 | + 18.4% |

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

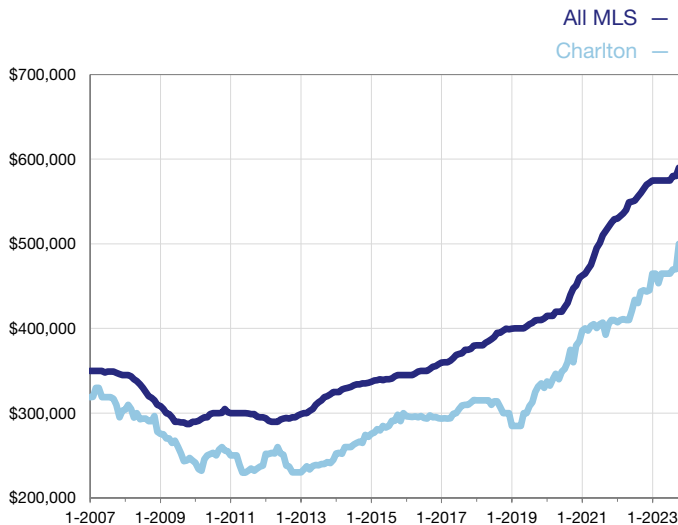
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|---------|------------------|---------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 2 | 0.0% | 7 | 8 | + 14.3% |
| Closed Sales | 0 | 1 | -- | 5 | 5 | 0.0% |
| Median Sales Price* | \$0 | \$175,500 | -- | \$265,000 | \$380,000 | + 43.4% |
| Inventory of Homes for Sale | 6 | 4 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 5.1 | 3.0 | - 41.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 68 | -- | 23 | 79 | + 243.5% |
| Percent of Original List Price Received* | 0.0% | 92.4% | -- | 99.2% | 100.0% | + 0.8% |
| New Listings | 0 | 1 | -- | 17 | 6 | - 64.7% |

* 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

