

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	93	105	+ 12.9%
Closed Sales	6	6	0.0%	108	98	- 9.3%
Median Sales Price*	\$405,000	\$560,000	+ 38.3%	\$445,000	\$502,500	+ 12.9%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	23	45	+ 95.7%	30	32	+ 6.7%
Percent of Original List Price Received*	97.9%	91.3%	- 6.7%	99.8%	100.7%	+ 0.9%
New Listings	10	8	- 20.0%	113	129	+ 14.2%

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

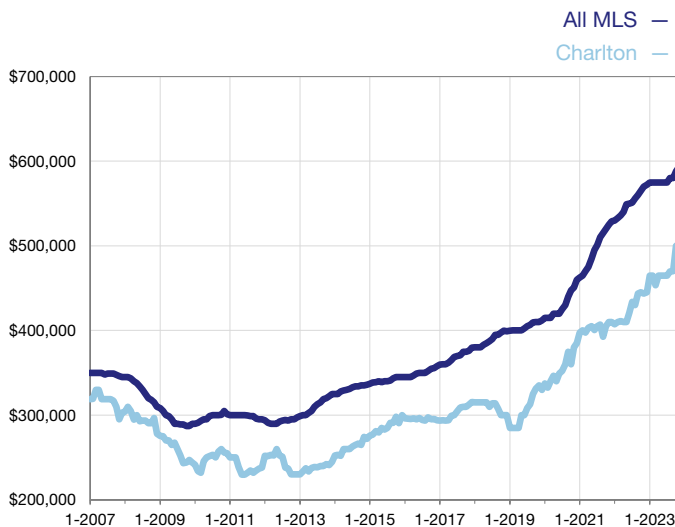
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	9	+ 28.6%
Closed Sales	2	2	0.0%	7	7	0.0%
Median Sales Price*	\$302,850	\$198,500	- 34.5%	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	5.1	2.7	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	27	65	+ 140.7%
Percent of Original List Price Received*	95.4%	92.6%	- 2.9%	98.1%	97.9%	- 0.2%
New Listings	0	0	--	17	7	- 58.8%

* 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

