

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlemont

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|-----------|-------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 5 | 7 | + 40.0% |
| Closed Sales | 0 | 2 | -- | 6 | 7 | + 16.7% |
| Median Sales Price* | \$0 | \$334,450 | -- | \$257,500 | \$338,000 | + 31.3% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.9 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 21 | -- | 36 | 38 | + 5.6% |
| Percent of Original List Price Received* | 0.0% | 100.0% | -- | 100.2% | 96.8% | - 3.4% |
| New Listings | 0 | 1 | -- | 6 | 10 | + 66.7% |

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

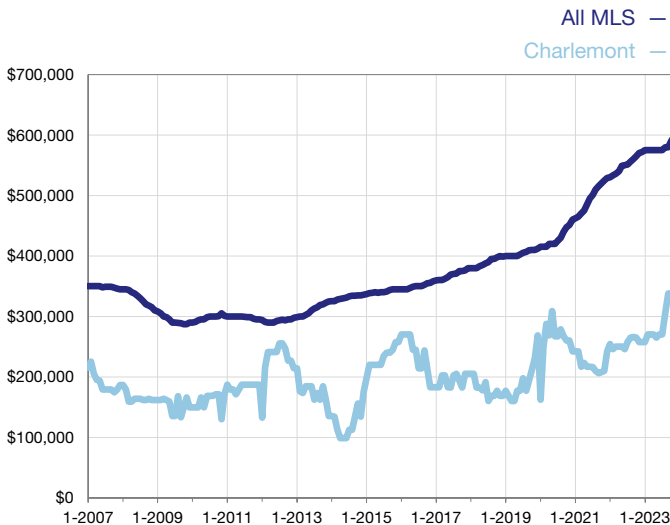
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|-------|--------------|------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 2 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | -- | 2 | 0 | - 100.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$312,500 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 52 | 0 | - 100.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 97.7% | 0.0% | - 100.0% |
| New Listings | 0 | 0 | -- | 1 | 0 | - 100.0% |

* 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

