

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	98	112	+ 14.3%
Closed Sales	8	5	- 37.5%	116	103	- 11.2%
Median Sales Price*	\$527,500	\$560,000	+ 6.2%	\$445,000	\$510,000	+ 14.6%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	30	32	+ 6.7%
Percent of Original List Price Received*	100.3%	98.2%	- 2.1%	99.9%	100.6%	+ 0.7%
New Listings	5	6	+ 20.0%	118	135	+ 14.4%

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

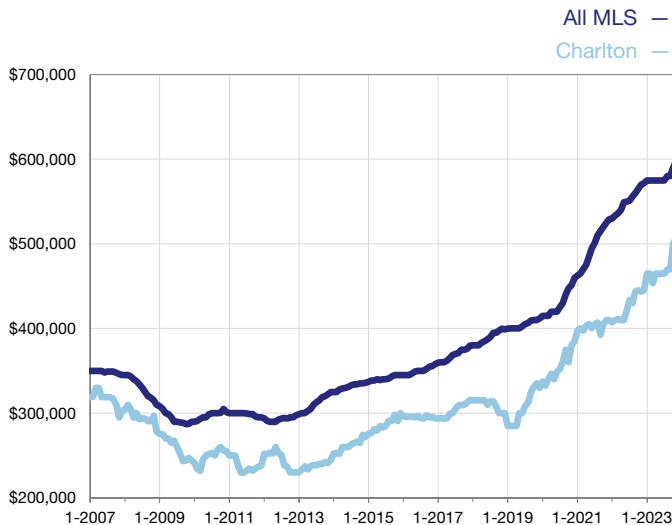
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	7	11	+ 57.1%
Closed Sales	0	0	--	7	7	0.0%
Median Sales Price*	\$0	\$0	--	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	6.0	1.9	- 68.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	65	+ 140.7%
Percent of Original List Price Received*	0.0%	0.0%	--	98.1%	97.9%	- 0.2%
New Listings	1	1	0.0%	18	8	- 55.6%

\* 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

