

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

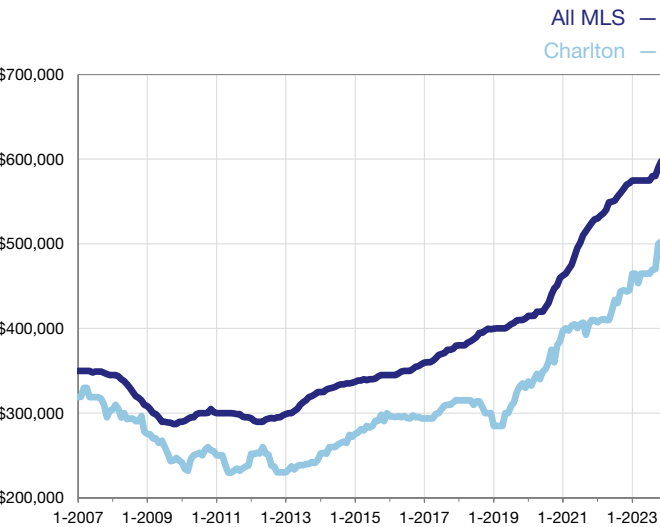
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	9	5	- 44.4%
Closed Sales	6	6	0.0%	6	6	0.0%
Median Sales Price*	\$455,000	\$402,500	- 11.5%	\$455,000	\$402,500	- 11.5%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	41	55	+ 34.1%	41	55	+ 34.1%
Percent of Original List Price Received*	95.9%	96.9%	+ 1.0%	95.9%	96.9%	+ 1.0%
New Listings	15	4	- 73.3%	15	4	- 73.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	6.7	3.5	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	2	+ 100.0%	1	2	+ 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

