

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

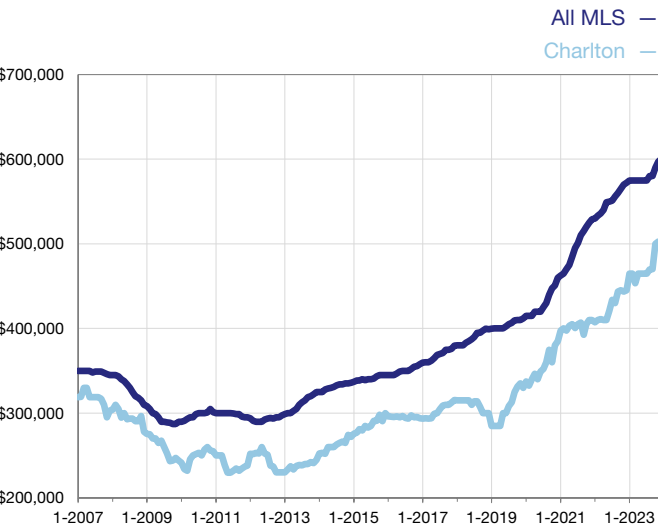
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	6	- 33.3%	18	10	- 44.4%
Closed Sales	3	4	+ 33.3%	9	10	+ 11.1%
Median Sales Price*	\$449,900	\$491,500	+ 9.2%	\$449,900	\$434,500	- 3.4%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	68	47	- 30.9%	50	52	+ 4.0%
Percent of Original List Price Received*	94.3%	98.6%	+ 4.6%	95.4%	97.6%	+ 2.3%
New Listings	8	5	- 37.5%	23	9	- 60.9%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$380,000	--	\$0	\$380,000	--
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.3	4.5	+ 4.7%	--	--	--
Cumulative Days on Market Until Sale	0	83	--	0	83	--
Percent of Original List Price Received*	0.0%	90.5%	--	0.0%	90.5%	--
New Listings	0	1	--	1	3	+ 200.0%

* 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

