

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	11	- 21.4%	39	27	- 30.8%
Closed Sales	8	5	- 37.5%	25	23	- 8.0%
Median Sales Price*	\$460,000	\$550,000	+ 19.6%	\$449,900	\$498,000	+ 10.7%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	17	- 56.4%	39	47	+ 20.5%
Percent of Original List Price Received*	100.9%	104.7%	+ 3.8%	98.8%	99.0%	+ 0.2%
New Listings	16	15	- 6.3%	49	36	- 26.5%

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

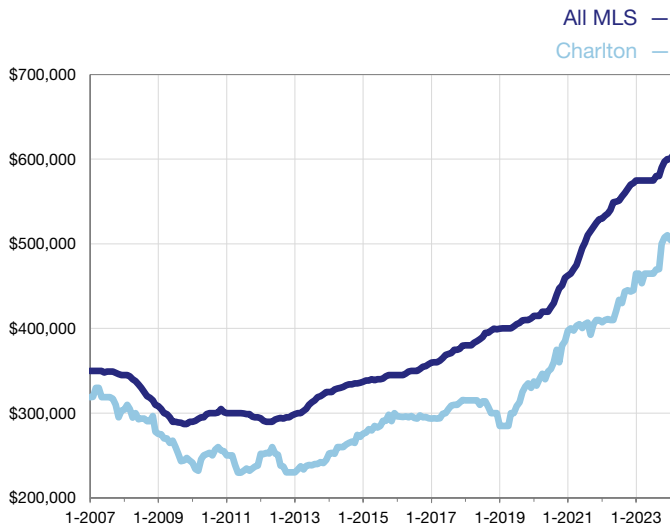
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	3	3	0.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$220,000	--	\$0	\$300,000	--
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	0	50	--
Percent of Original List Price Received*	0.0%	115.9%	--	0.0%	103.2%	--
New Listings	0	1	--	1	5	+ 400.0%

* 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

