

Charlton

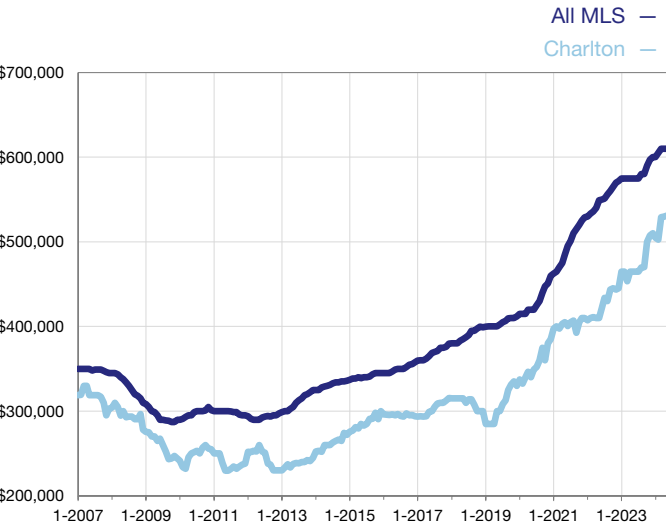
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	10	- 33.3%	54	35	- 35.2%
Closed Sales	12	8	- 33.3%	37	31	- 16.2%
Median Sales Price*	\$510,000	\$544,650	+ 6.8%	\$456,900	\$510,000	+ 11.6%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	40	30	- 25.0%	39	43	+ 10.3%
Percent of Original List Price Received*	103.2%	105.9%	+ 2.6%	100.2%	100.8%	+ 0.6%
New Listings	13	13	0.0%	62	49	- 21.0%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Median Sales Price*	\$380,000	\$310,000	- 18.4%	\$380,000	\$310,000	- 18.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	4.0	+ 73.9%	--	--	--
Cumulative Days on Market Until Sale	90	10	- 88.9%	90	37	- 58.9%
Percent of Original List Price Received*	95.2%	103.4%	+ 8.6%	95.2%	103.2%	+ 8.4%
New Listings	0	2	--	1	7	+ 600.0%

* 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

