

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	13	+ 62.5%	86	66	- 23.3%
Closed Sales	16	7	- 56.3%	76	62	- 18.4%
Median Sales Price*	\$514,000	\$535,900	+ 4.3%	\$495,000	\$525,000	+ 6.1%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	35	72	+ 105.7%	33	39	+ 18.2%
Percent of Original List Price Received*	102.1%	93.7%	- 8.2%	101.2%	101.1%	- 0.1%
New Listings	13	11	- 15.4%	104	89	- 14.4%

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

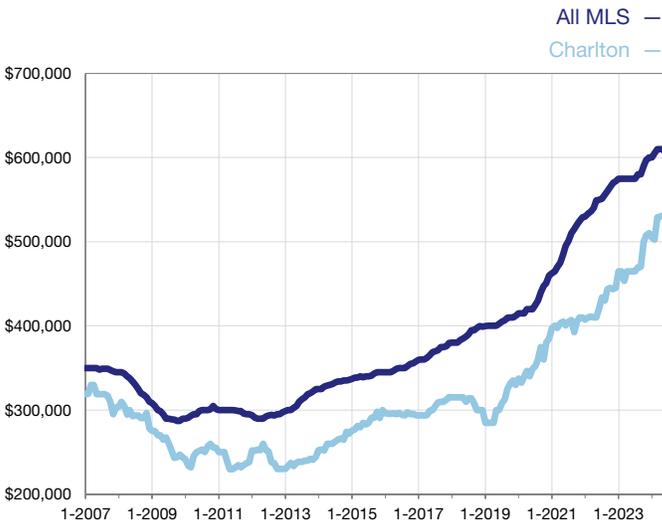
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$423,650	\$340,000	- 19.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	103	57	- 44.7%
Percent of Original List Price Received*	0.0%	0.0%	--	99.5%	102.8%	+ 3.3%
New Listings	2	0	- 100.0%	4	8	+ 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

