

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

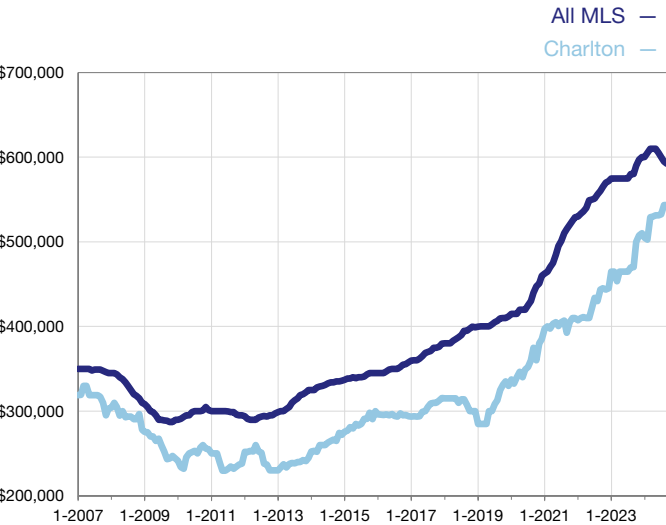
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	93	76	- 18.3%
Closed Sales	6	10	+ 66.7%	82	72	- 12.2%
Median Sales Price*	\$575,500	\$605,000	+ 5.1%	\$500,000	\$532,950	+ 6.6%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	33	37	+ 12.1%
Percent of Original List Price Received*	103.2%	99.5%	- 3.6%	101.4%	100.8%	- 0.6%
New Listings	7	13	+ 85.7%	111	102	- 8.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	5	6	+ 20.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$300,000	\$290,000	- 3.3%	\$401,825	\$310,000	- 22.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	4.3	2.1	- 51.2%	--	--	--
Cumulative Days on Market Until Sale	17	274	+ 1,511.8%	81	100	+ 23.5%
Percent of Original List Price Received*	109.1%	92.1%	- 15.6%	101.9%	100.6%	- 1.3%
New Listings	1	1	0.0%	5	9	+ 80.0%

* 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

