

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

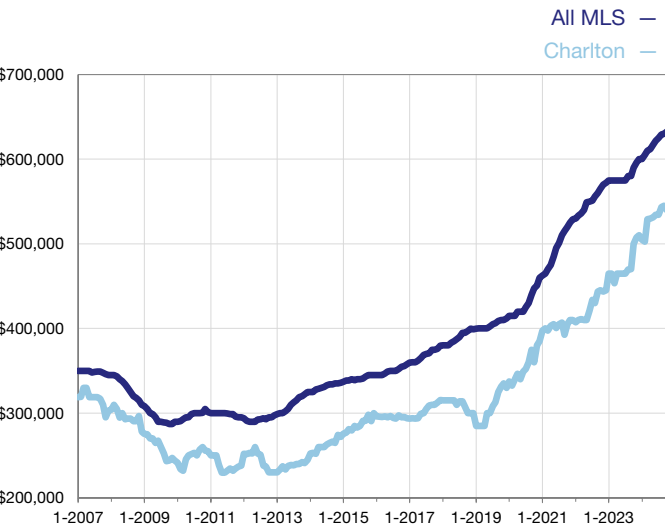
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	99	82	- 17.2%
Closed Sales	10	11	+ 10.0%	92	83	- 9.8%
Median Sales Price*	\$532,500	\$500,000	- 6.1%	\$500,000	\$520,000	+ 4.0%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--
Cumulative Days on Market Until Sale	21	49	+ 133.3%	32	38	+ 18.8%
Percent of Original List Price Received*	100.8%	99.2%	- 1.6%	101.3%	100.6%	- 0.7%
New Listings	9	12	+ 33.3%	120	114	- 5.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Median Sales Price*	\$175,500	\$220,000	+ 25.4%	\$380,000	\$300,000	- 21.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--
Cumulative Days on Market Until Sale	68	32	- 52.9%	79	89	+ 12.7%
Percent of Original List Price Received*	92.4%	111.7%	+ 20.9%	100.0%	102.5%	+ 2.5%
New Listings	2	1	- 50.0%	7	10	+ 42.9%

* 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

