

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

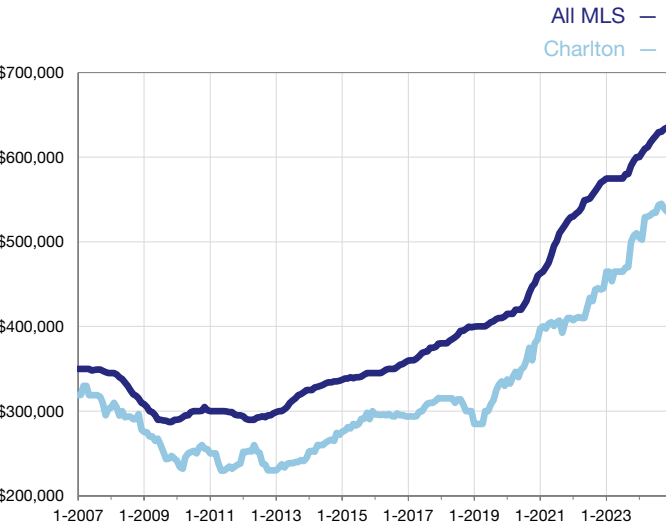
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	104	87	- 16.3%
Closed Sales	6	6	0.0%	98	89	- 9.2%
Median Sales Price*	\$560,000	\$529,500	- 5.4%	\$502,500	\$520,000	+ 3.5%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--
Cumulative Days on Market Until Sale	45	39	- 13.3%	32	38	+ 18.8%
Percent of Original List Price Received*	91.3%	94.8%	+ 3.8%	100.7%	100.2%	- 0.5%
New Listings	7	11	+ 57.1%	127	125	- 1.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	8	7	- 12.5%
Closed Sales	2	0	- 100.0%	7	6	- 14.3%
Median Sales Price*	\$198,500	\$0	- 100.0%	\$300,000	\$300,000	0.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	65	89	+ 36.9%
Percent of Original List Price Received*	92.6%	0.0%	- 100.0%	97.9%	102.5%	+ 4.7%
New Listings	0	1	--	7	11	+ 57.1%

* 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

