

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

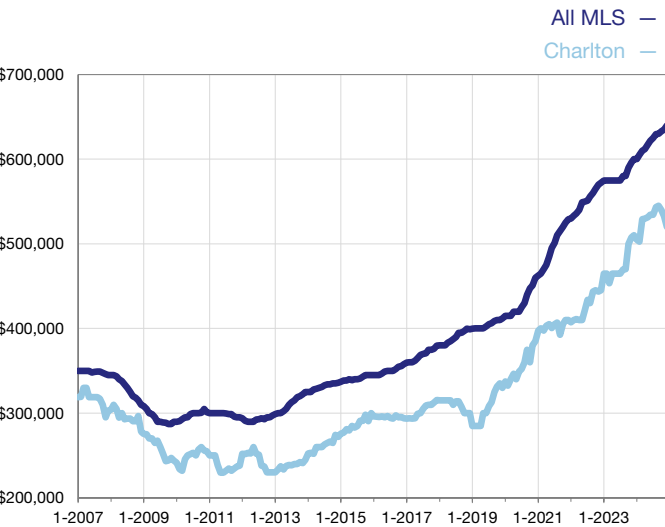
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	111	96	- 13.5%
Closed Sales	5	3	- 40.0%	103	92	- 10.7%
Median Sales Price*	\$560,000	\$255,000	- 54.5%	\$510,000	\$520,000	+ 2.0%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	25	99	+ 296.0%	32	40	+ 25.0%
Percent of Original List Price Received*	98.2%	91.9%	- 6.4%	100.6%	100.0%	- 0.6%
New Listings	6	10	+ 66.7%	133	134	+ 0.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	9	8	- 11.1%
Closed Sales	0	1	--	7	7	0.0%
Median Sales Price*	\$0	\$284,900	--	\$300,000	\$290,000	- 3.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	65	77	+ 18.5%
Percent of Original List Price Received*	0.0%	100.0%	--	97.9%	102.1%	+ 4.3%
New Listings	1	0	- 100.0%	8	11	+ 37.5%

\* 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

