

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

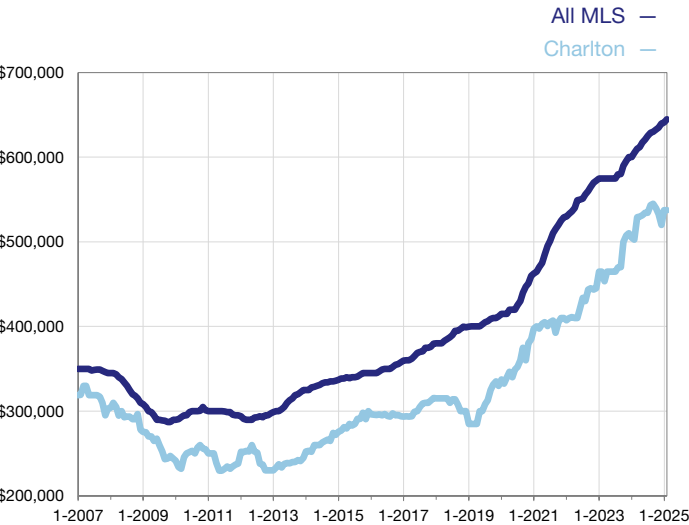
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	9	15	+ 66.7%
Closed Sales	4	8	+ 100.0%	10	20	+ 100.0%
Median Sales Price*	\$491,500	\$512,500	+ 4.3%	\$434,500	\$524,950	+ 20.8%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	47	88	+ 87.2%	52	58	+ 11.5%
Percent of Original List Price Received*	98.6%	94.0%	- 4.7%	97.6%	96.7%	- 0.9%
New Listings	5	4	- 20.0%	9	10	+ 11.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$380,000	\$439,700	+ 15.7%	\$380,000	\$439,700	+ 15.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.3	5.3	+ 23.3%	--	--	--
Cumulative Days on Market Until Sale	83	95	+ 14.5%	83	95	+ 14.5%
Percent of Original List Price Received*	90.5%	100.2%	+ 10.7%	90.5%	100.2%	+ 10.7%
New Listings	1	1	0.0%	3	5	+ 66.7%

\* 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

