

Charlton

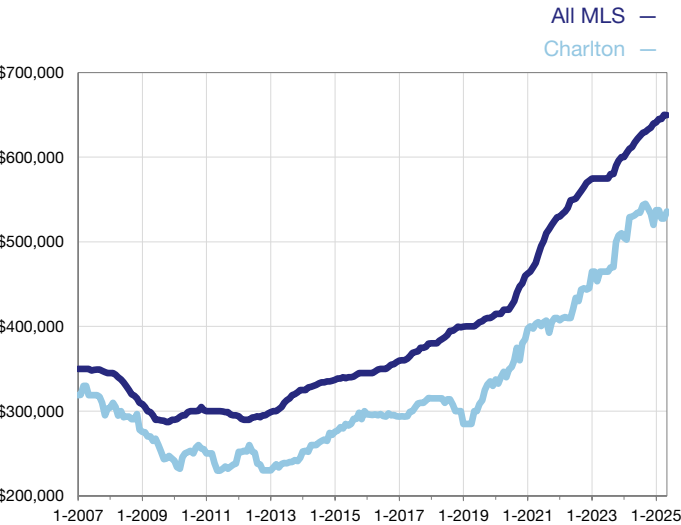
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	20	+ 100.0%	35	50	+ 42.9%
Closed Sales	9	10	+ 11.1%	32	41	+ 28.1%
Median Sales Price*	\$520,000	\$724,950	+ 39.4%	\$515,000	\$547,000	+ 6.2%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	31	52	+ 67.7%	43	58	+ 34.9%
Percent of Original List Price Received*	103.0%	95.2%	- 7.6%	100.1%	97.3%	- 2.8%
New Listings	13	26	+ 100.0%	49	61	+ 24.5%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	4	7	+ 75.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$310,000	\$370,000	+ 19.4%	\$310,000	\$322,500	+ 4.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.8	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	10	30	+ 200.0%	37	72	+ 94.6%
Percent of Original List Price Received*	103.4%	101.4%	- 1.9%	103.2%	98.5%	- 4.6%
New Listings	2	2	0.0%	7	9	+ 28.6%

* 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

