

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlemont

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|---------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 6 | 12 | + 100.0% |
| Closed Sales | 0 | 0 | -- | 5 | 13 | + 160.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$355,900 | \$399,000 | + 12.1% |
| Inventory of Homes for Sale | 4 | 7 | + 75.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 4.7 | + 74.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 39 | 62 | + 59.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 102.1% | 93.1% | - 8.8% |
| New Listings | 0 | 1 | -- | 11 | 18 | + 63.6% |

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

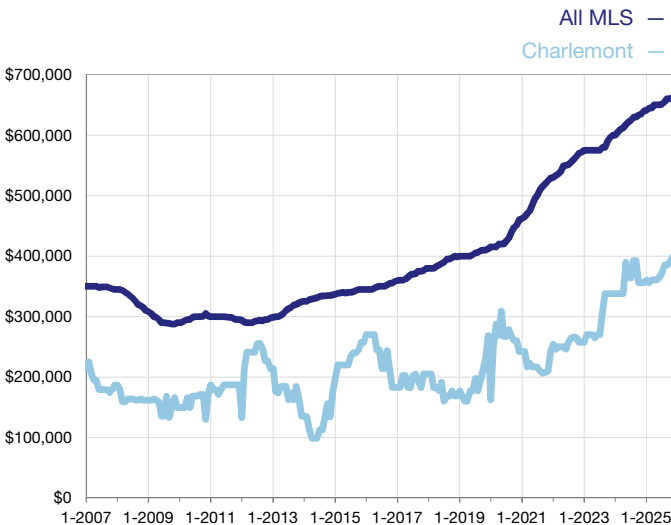
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|-------|--------------|-----------|-------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$300,000 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 96 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 92.3% | -- |
| New Listings | 0 | 0 | -- | 0 | 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

