

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	11	+ 10.0%	95	120	+ 26.3%
Closed Sales	3	11	+ 266.7%	92	120	+ 30.4%
Median Sales Price*	\$255,000	\$590,000	+ 131.4%	\$520,000	\$555,000	+ 6.7%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	99	56	- 43.4%	40	47	+ 17.5%
Percent of Original List Price Received*	91.9%	93.7%	+ 2.0%	100.0%	98.1%	- 1.9%
New Listings	10	3	- 70.0%	134	138	+ 3.0%

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

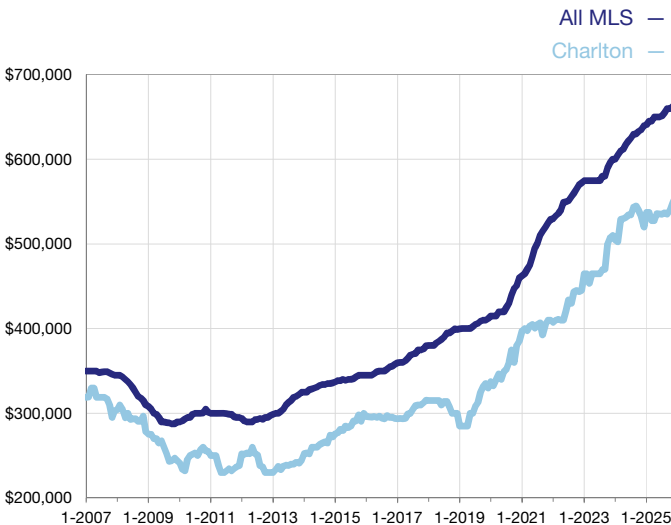
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	7	10	+ 42.9%
Closed Sales	1	1	0.0%	7	11	+ 57.1%
Median Sales Price*	\$284,900	\$230,000	- 19.3%	\$290,000	\$370,000	+ 27.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.4	1.8	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	7	9	+ 28.6%	77	95	+ 23.4%
Percent of Original List Price Received*	100.0%	92.0%	- 8.0%	102.1%	99.4%	- 2.6%
New Listings	0	1	--	11	13	+ 18.2%

* 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

