

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlemont

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$265,000	\$275,000	+ 3.8%	\$315,000	\$275,000	- 12.7%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	4.4	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	56	20	- 64.3%	37	20	- 45.9%
Percent of Original List Price Received*	106.0%	115.1%	+ 8.6%	103.0%	115.1%	+ 11.7%
New Listings	1	1	0.0%	2	3	+ 50.0%

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

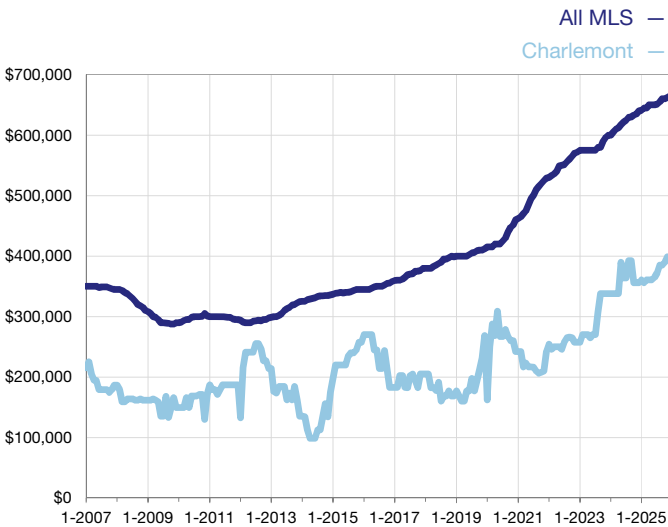
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

* 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

