

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	6	+ 50.0%	14	9	- 35.7%
Closed Sales	8	5	- 37.5%	20	13	- 35.0%
Median Sales Price*	\$512,500	<b>\$642,000</b>	+ 25.3%	\$524,950	<b>\$565,000</b>	+ 7.6%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.9	<b>0.8</b>	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	88	<b>122</b>	+ 38.6%	58	<b>98</b>	+ 69.0%
Percent of Original List Price Received*	94.0%	<b>93.5%</b>	- 0.5%	96.7%	<b>94.6%</b>	- 2.2%
New Listings	4	3	- 25.0%	9	8	- 11.1%

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

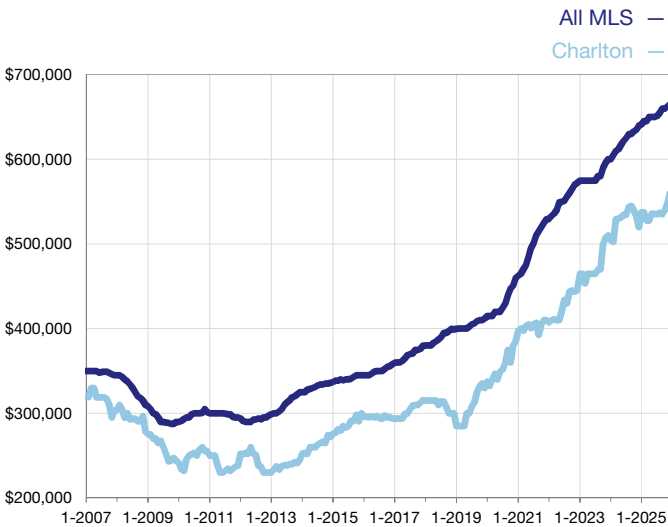
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$439,700	<b>\$0</b>	- 100.0%	\$439,700	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	7.0	<b>2.7</b>	- 61.4%	--	--	--
Cumulative Days on Market Until Sale	95	0	- 100.0%	95	0	- 100.0%
Percent of Original List Price Received*	100.2%	<b>0.0%</b>	- 100.0%	100.2%	<b>0.0%</b>	- 100.0%
New Listings	1	3	+ 200.0%	5	5	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

