

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 9 | 9 | 0.0% | 23 | 18 | - 21.7% |
| Closed Sales | 4 | 6 | + 50.0% | 24 | 19 | - 20.8% |
| Median Sales Price* | \$500,000 | \$552,450 | + 10.5% | \$524,950 | \$565,000 | + 7.6% |
| Inventory of Homes for Sale | 18 | 12 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.3 | - 38.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 87 | 79 | - 9.2% | 62 | 92 | + 48.4% |
| Percent of Original List Price Received* | 94.2% | 93.0% | - 1.3% | 96.3% | 94.1% | - 2.3% |
| New Listings | 12 | 14 | + 16.7% | 21 | 22 | + 4.8% |

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

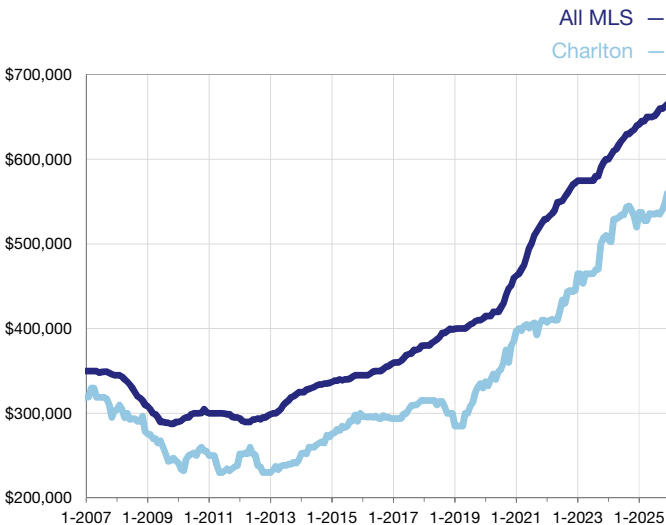
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 2 | -- | 1 | 4 | + 300.0% |
| Closed Sales | 1 | 1 | 0.0% | 2 | 1 | - 50.0% |
| Median Sales Price* | \$275,000 | \$315,000 | + 14.5% | \$357,350 | \$315,000 | - 11.9% |
| Inventory of Homes for Sale | 9 | 3 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 7.7 | 1.6 | - 79.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 3 | 2 | - 33.3% | 49 | 2 | - 95.9% |
| Percent of Original List Price Received* | 106.2% | 100.0% | - 5.8% | 103.2% | 100.0% | - 3.1% |
| New Listings | 2 | 1 | - 50.0% | 7 | 6 | - 14.3% |

* 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

