

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	11	+ 83.3%	29	26	- 10.3%
Closed Sales	7	4	- 42.9%	31	23	- 25.8%
Median Sales Price*	\$547,000	<b>\$472,500</b>	- 13.6%	\$535,000	<b>\$530,000</b>	- 0.9%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	49	42	- 14.3%	59	83	+ 40.7%
Percent of Original List Price Received*	103.7%	<b>101.7%</b>	- 1.9%	98.0%	<b>95.4%</b>	- 2.7%
New Listings	13	16	+ 23.1%	34	38	+ 11.8%

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

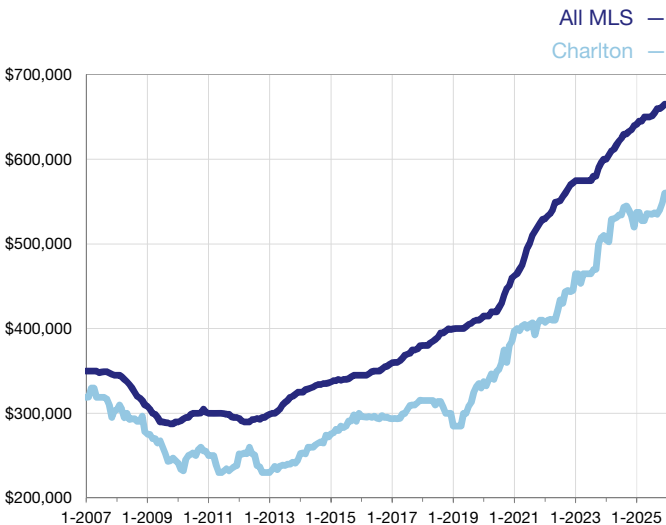
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$250,000	<b>\$475,200</b>	+ 90.1%	\$275,000	<b>\$395,100</b>	+ 43.7%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.9	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	160	61	- 61.9%	86	32	- 62.8%
Percent of Original List Price Received*	86.2%	<b>99.1%</b>	+ 15.0%	97.5%	<b>99.6%</b>	+ 2.2%
New Listings	0	2	--	7	8	+ 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

