

Charlemont

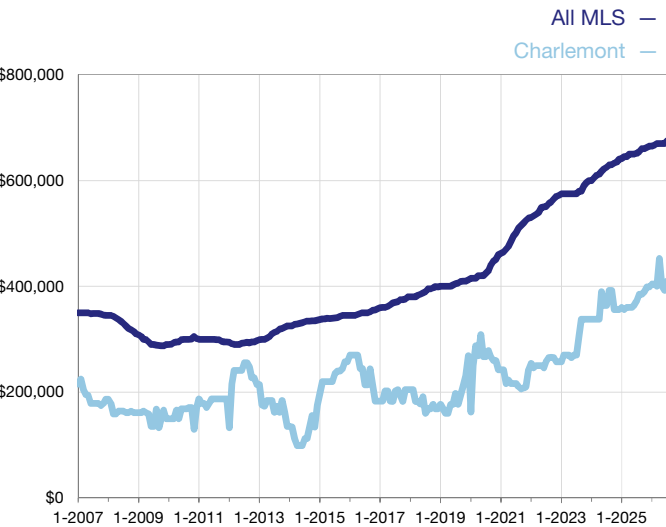
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	8	8	0.0%
Closed Sales	1	2	+ 100.0%	8	6	- 25.0%
Median Sales Price*	\$495,000	\$695,000	+ 40.4%	\$385,000	\$312,500	- 18.8%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	4.8	6.8	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	41	154	+ 275.6%	62	83	+ 33.9%
Percent of Original List Price Received*	99.0%	89.8%	- 9.3%	95.8%	95.2%	- 0.6%
New Listings	0	4	--	11	14	+ 27.3%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$300,000	\$325,000	+ 8.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	96	15	- 84.4%
Percent of Original List Price Received*	0.0%	0.0%	--	92.3%	100.0%	+ 8.3%
New Listings	0	0	--	1	1	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

