

Charlton

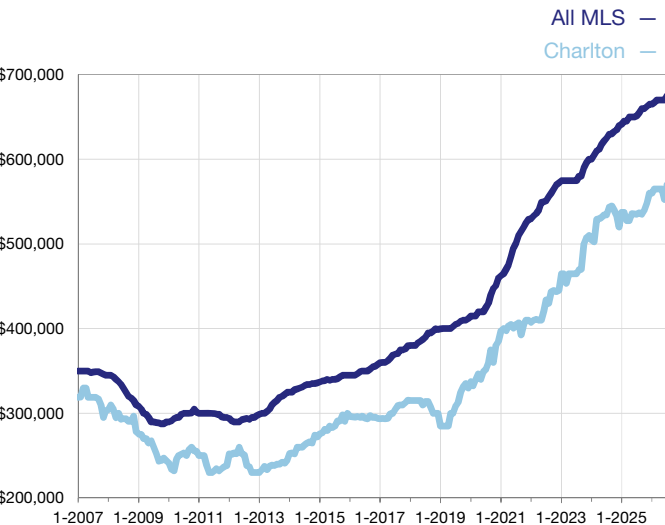
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	19	+ 72.7%	74	65	- 12.2%
Closed Sales	14	15	+ 7.1%	74	54	- 27.0%
Median Sales Price*	\$522,500	\$595,000	+ 13.9%	\$537,500	\$539,950	+ 0.5%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	47	51	+ 8.5%
Percent of Original List Price Received*	100.6%	96.0%	- 4.6%	98.7%	97.1%	- 1.6%
New Listings	16	19	+ 18.8%	89	92	+ 3.4%

* 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	1	1	0.0%	7	9	+ 28.6%
Closed Sales	0	1	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$325,000	--	\$322,500	\$407,000	+ 26.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	72	35	- 51.4%
Percent of Original List Price Received*	0.0%	100.0%	--	98.5%	99.8%	+ 1.3%
New Listings	0	1	--	9	10	+ 11.1%

* 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

