

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlemont

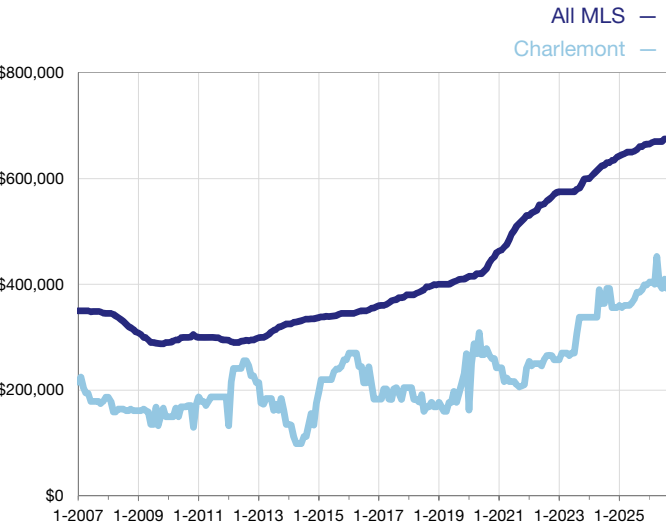
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	8	11	+ 37.5%
Closed Sales	1	0	- 100.0%	9	6	- 33.3%
Median Sales Price*	\$575,000	\$0	- 100.0%	\$390,000	\$312,500	- 19.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	5.6	3.6	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	60	83	+ 38.3%
Percent of Original List Price Received*	90.6%	0.0%	- 100.0%	95.2%	95.2%	0.0%
New Listings	1	1	0.0%	12	15	+ 25.0%

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

Condominium Properties	August			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

