

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

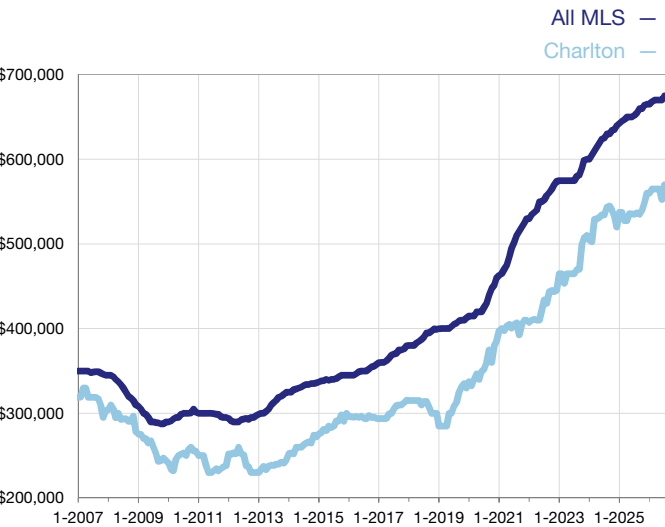
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	19	+ 90.0%	84	77	- 8.3%
Closed Sales	8	13	+ 62.5%	82	67	- 18.3%
Median Sales Price*	\$567,500	\$560,000	- 1.3%	\$542,000	\$540,000	- 0.4%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	62	+ 113.8%	45	53	+ 17.8%
Percent of Original List Price Received*	101.4%	95.6%	- 5.7%	99.0%	96.8%	- 2.2%
New Listings	10	11	+ 10.0%	99	103	+ 4.0%

* 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	1	--	7	10	+ 42.9%
Closed Sales	4	2	- 50.0%	8	9	+ 12.5%
Median Sales Price*	\$458,250	\$420,750	- 8.2%	\$404,850	\$407,000	+ 0.5%
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	117	120	+ 2.6%	95	54	- 43.2%
Percent of Original List Price Received*	100.9%	96.7%	- 4.2%	99.7%	99.1%	- 0.6%
New Listings	0	1	--	9	11	+ 22.2%

* 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

