

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlton

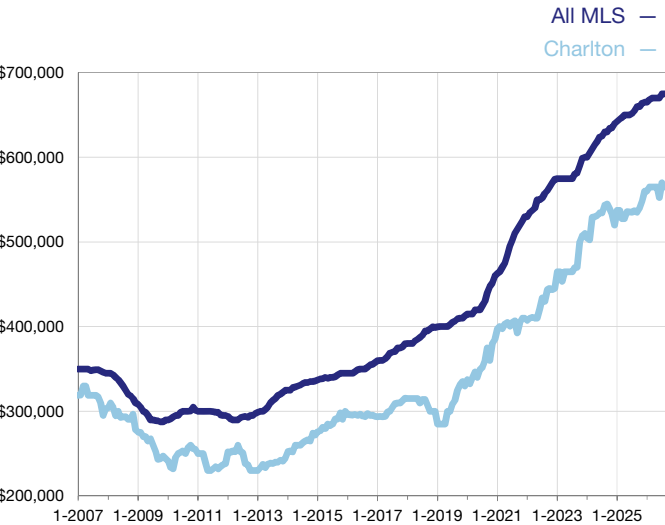
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	93	84	- 9.7%
Closed Sales	13	15	+ 15.4%	95	82	- 13.7%
Median Sales Price*	\$570,000	\$592,500	+ 3.9%	\$544,000	\$542,500	- 0.3%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--
Cumulative Days on Market Until Sale	51	49	- 3.9%	46	52	+ 13.0%
Percent of Original List Price Received*	99.6%	106.1%	+ 6.5%	99.1%	98.5%	- 0.6%
New Listings	16	22	+ 37.5%	115	124	+ 7.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	9	11	+ 22.2%
Closed Sales	1	1	0.0%	9	10	+ 11.1%
Median Sales Price*	\$310,000	\$410,000	+ 32.3%	\$370,000	\$408,500	+ 10.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	40	6	- 85.0%	88	49	- 44.3%
Percent of Original List Price Received*	103.4%	102.5%	- 0.9%	100.1%	99.5%	- 0.6%
New Listings	0	1	--	9	12	+ 33.3%

* 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

