Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Charlemont

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	12	**13**	+ 8.3%
Closed Sales	0	**1**	--	9	**12**	+ 33.3%
Median Sales Price*	$0	**$549,000**	--	$390,000	**$393,500**	+ 0.9%
Inventory of Homes for Sale	7	**5**	- 28.6%	--	--	--
Months Supply of Inventory	4.8	**3.5**	- 27.1%	--	--	--
Cumulative Days on Market Until Sale	0	**130**	--	60	**72**	+ 20.0%
Percent of Original List Price Received*	0.0%	**100.0%**	--	95.2%	**93.2%**	- 2.1%
New Listings	1	**0**	- 100.0%	16	**16**	0.0%

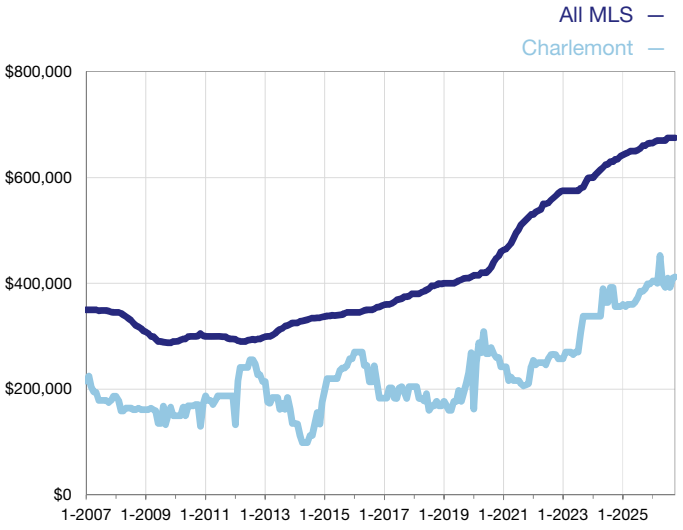
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

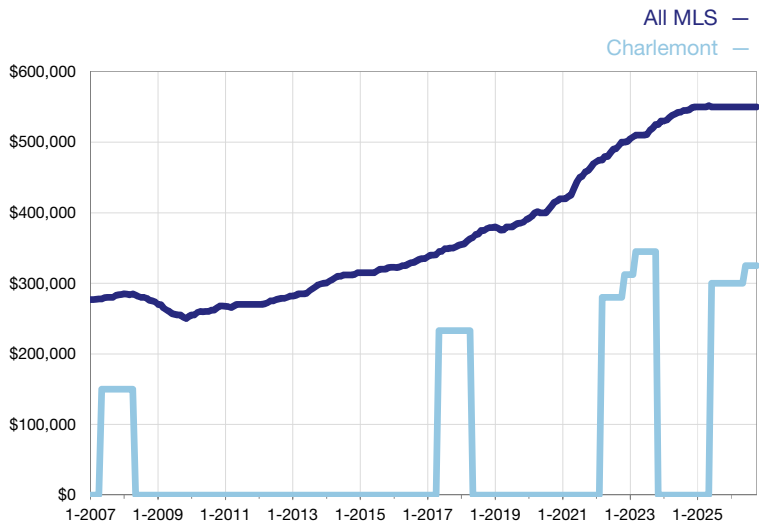
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**1**	0.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$300,000	**$325,000**	+ 8.3%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	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



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