Local Market Update – October 2026

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

Charlton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**11**	+ 120.0%	98	**94**	- 4.1%
Closed Sales	7	**12**	+ 71.4%	102	**94**	- 7.8%
Median Sales Price*	$595,000	**$377,500**	- 36.6%	$545,500	**$527,500**	- 3.3%
Inventory of Homes for Sale	35	**25**	- 28.6%	--	--	--
Months Supply of Inventory	3.7	**2.6**	- 29.7%	--	--	--
Cumulative Days on Market Until Sale	23	**25**	+ 8.7%	45	**49**	+ 8.9%
Percent of Original List Price Received*	96.7%	**99.8%**	+ 3.2%	98.9%	**98.7%**	- 0.2%
New Listings	14	**11**	- 21.4%	129	**134**	+ 3.9%

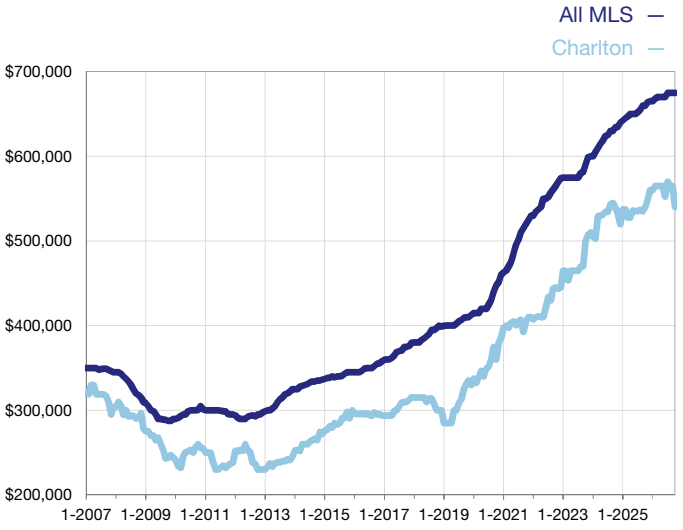
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

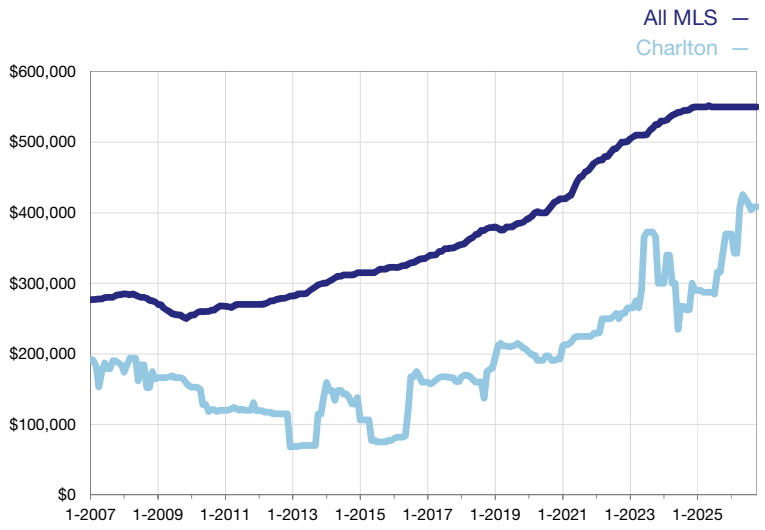
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	9	**11**	+ 22.2%
Closed Sales	0	**0**	--	9	**10**	+ 11.1%
Median Sales Price*	$0	**$0**	--	$370,000	**$408,500**	+ 10.4%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	**1.3**	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	88	**49**	- 44.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.1%	**99.5%**	- 0.6%
New Listings	0	**1**	--	9	**13**	+ 44.4%

* 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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