

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	5	- 16.7%	45	41	- 8.9%
Closed Sales	8	5	- 37.5%	47	36	- 23.4%
Median Sales Price*	\$1,212,500	\$1,275,000	+ 5.2%	\$1,120,000	\$1,087,500	- 2.9%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	25	31	+ 24.0%
Percent of Original List Price Received*	100.1%	97.5%	- 2.6%	99.8%	100.3%	+ 0.5%
New Listings	5	8	+ 60.0%	55	58	+ 5.5%

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

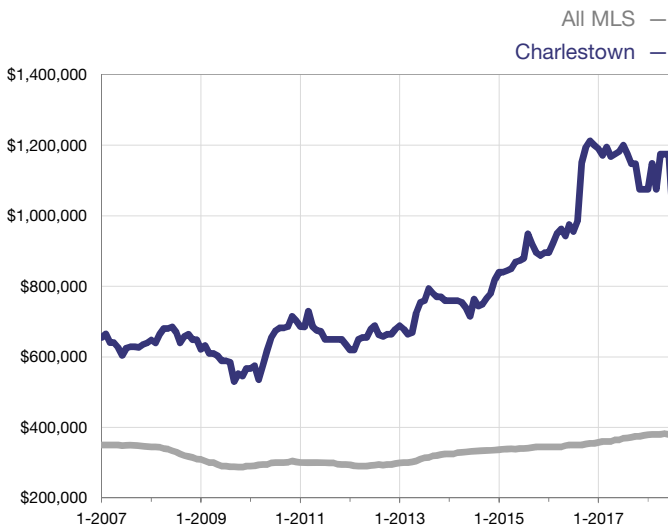
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	5	- 37.5%	168	173	+ 3.0%
Closed Sales	22	27	+ 22.7%	161	172	+ 6.8%
Median Sales Price*	\$610,000	\$725,000	+ 18.9%	\$680,000	\$725,000	+ 6.6%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	50	30	- 40.0%	36	28	- 22.2%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	101.4%	102.3%	+ 0.9%
New Listings	6	5	- 16.7%	186	197	+ 5.9%

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

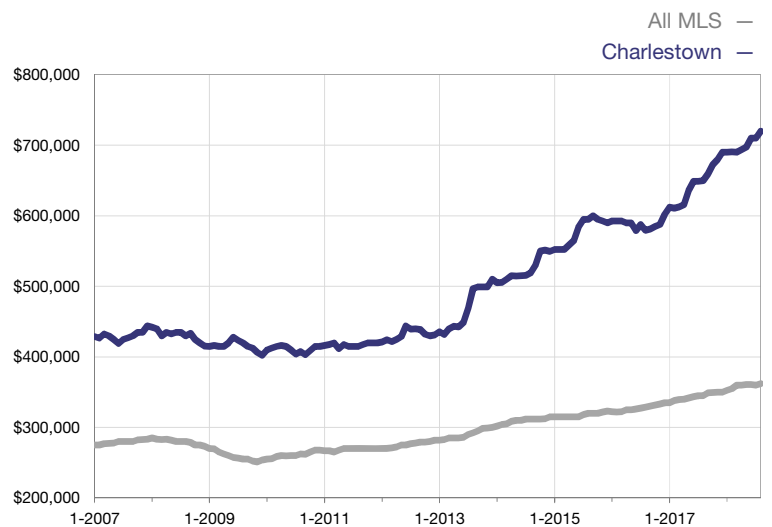
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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