

# Local Market Update – December 2022

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## Charlestown

### Single-Family Properties

| Key Metrics                              | December    |                  |          | Year to Date |                    |         |
|--|-------------|------------------|----------|--------------|--------------------|---------|
|  | 2021        | 2022             | + / -    | 2021         | 2022               | + / -   |
| Pending Sales                            | 2           | 0                | - 100.0% | 63           | 59                 | - 6.3%  |
| Closed Sales                             | 8           | 4                | - 50.0%  | 65           | 59                 | - 9.2%  |
| Median Sales Price*                      | \$1,300,000 | <b>\$879,250</b> | - 32.4%  | \$1,300,000  | <b>\$1,400,000</b> | + 7.7%  |
| Inventory of Homes for Sale              | 2           | 7                | + 250.0% | --           | --                 | --      |
| Months Supply of Inventory               | 0.4         | <b>1.2</b>       | + 200.0% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 44          | <b>33</b>        | - 25.0%  | 38           | <b>23</b>          | - 39.5% |
| Percent of Original List Price Received* | 96.1%       | <b>100.3%</b>    | + 4.4%   | 100.2%       | <b>101.4%</b>      | + 1.2%  |
| New Listings                             | 1           | 0                | - 100.0% | 79           | <b>78</b>          | - 1.3%  |

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

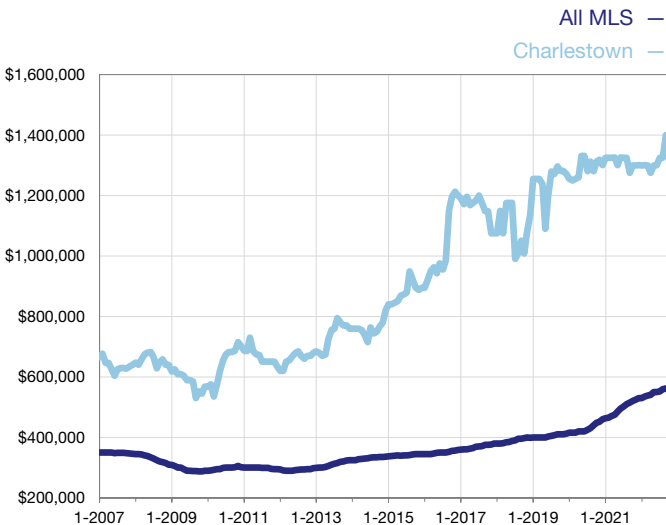
### Condominium Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 8         | 7                | - 12.5% | 260          | 200              | - 23.1% |
| Closed Sales                             | 14        | 7                | - 50.0% | 266          | 204              | - 23.3% |
| Median Sales Price*                      | \$694,500 | <b>\$930,000</b> | + 33.9% | \$749,500    | <b>\$842,000</b> | + 12.3% |
| Inventory of Homes for Sale              | 19        | 12               | - 36.8% | --           | --               | --      |
| Months Supply of Inventory               | 0.9       | <b>0.7</b>       | - 22.2% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 49        | <b>43</b>        | - 12.2% | 41           | <b>31</b>        | - 24.4% |
| Percent of Original List Price Received* | 98.9%     | <b>96.4%</b>     | - 2.5%  | 99.4%        | <b>100.4%</b>    | + 1.0%  |
| New Listings                             | 6         | 2                | - 66.7% | 299          | <b>259</b>       | - 13.4% |

\* 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

