

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$1,844,750	\$1,326,250	- 28.1%	\$1,844,750	\$1,326,250	- 28.1%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	50	89	+ 78.0%	50	89	+ 78.0%
Percent of Original List Price Received*	92.3%	82.6%	- 10.5%	92.3%	82.6%	- 10.5%
New Listings	2	2	0.0%	2	2	0.0%

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

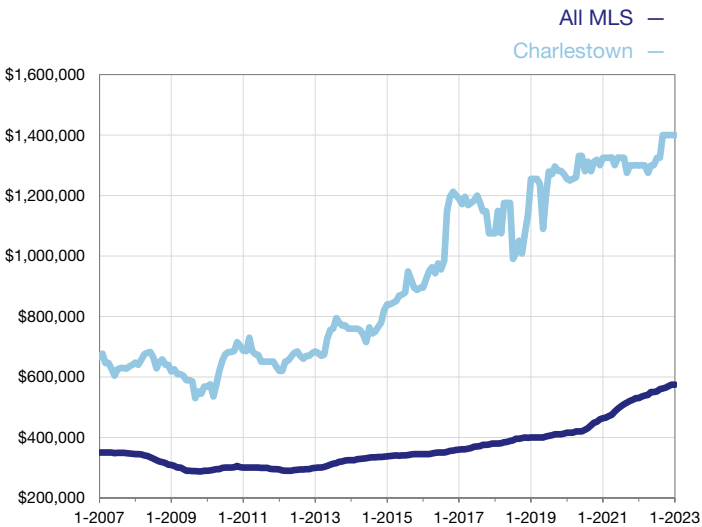
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	8	4	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$745,000	\$742,000	- 0.4%	\$745,000	\$742,000	- 0.4%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	64	40	- 37.5%	64	40	- 37.5%
Percent of Original List Price Received*	94.7%	99.2%	+ 4.8%	94.7%	99.2%	+ 4.8%
New Listings	8	12	+ 50.0%	8	12	+ 50.0%

* 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

