

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$1,442,500	\$0	- 100.0%	\$1,442,500	\$1,326,250	- 8.1%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	44	89	+ 102.3%
Percent of Original List Price Received*	98.9%	0.0%	- 100.0%	94.5%	82.6%	- 12.6%
New Listings	1	3	+ 200.0%	3	5	+ 66.7%

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

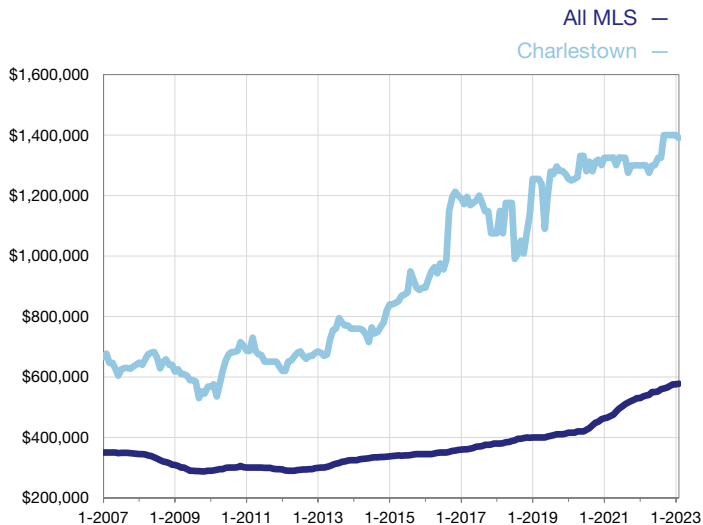
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	18	+ 100.0%	16	23	+ 43.8%
Closed Sales	7	7	0.0%	15	11	- 26.7%
Median Sales Price*	\$620,000	\$995,000	+ 60.5%	\$725,000	\$820,000	+ 13.1%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	72	76	+ 5.6%	67	63	- 6.0%
Percent of Original List Price Received*	97.6%	97.3%	- 0.3%	96.1%	98.0%	+ 2.0%
New Listings	16	7	- 56.3%	24	19	- 20.8%

* 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

