

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	9	+ 200.0%	34	45	+ 32.4%
Closed Sales	6	12	+ 100.0%	30	37	+ 23.3%
Median Sales Price*	\$864,500	\$1,442,500	+ 66.9%	\$1,087,500	\$1,312,000	+ 20.6%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	46	+ 76.9%	30	41	+ 36.7%
Percent of Original List Price Received*	99.8%	102.9%	+ 3.1%	100.9%	101.3%	+ 0.4%
New Listings	8	5	- 37.5%	49	51	+ 4.1%

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

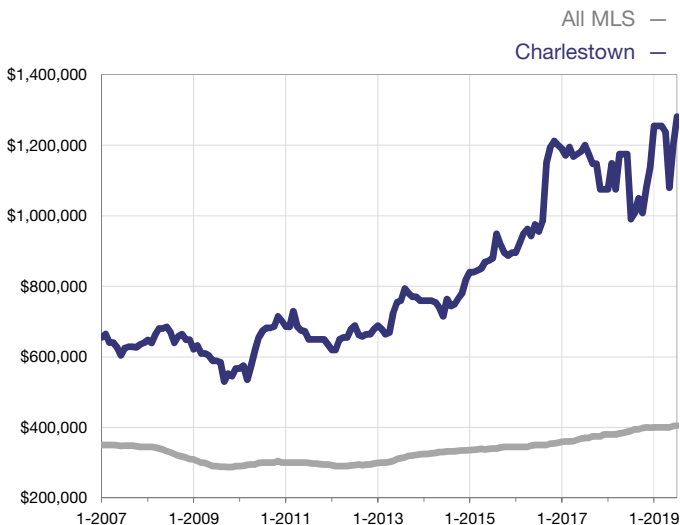
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	25	16	- 36.0%	168	148	- 11.9%
Closed Sales	30	32	+ 6.7%	145	130	- 10.3%
Median Sales Price*	\$663,500	\$629,000	- 5.2%	\$720,000	\$701,000	- 2.6%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	28	42	+ 50.0%
Percent of Original List Price Received*	102.6%	100.8%	- 1.8%	102.8%	99.2%	- 3.5%
New Listings	35	19	- 45.7%	192	180	- 6.3%

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

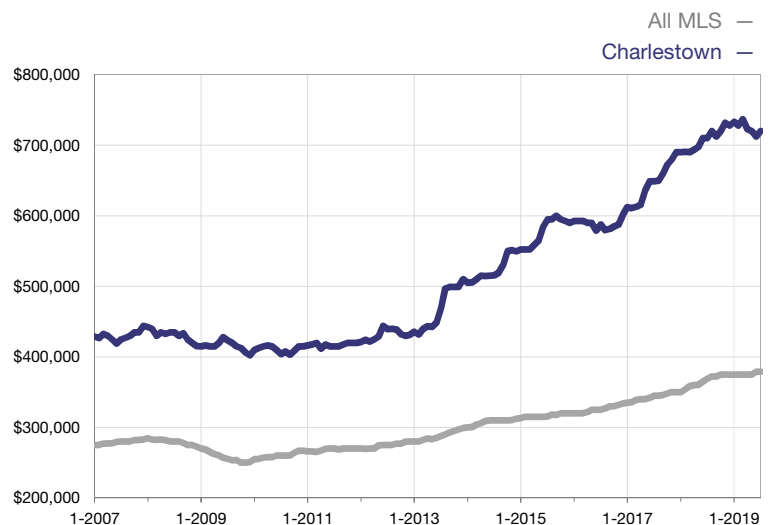
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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