

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	7	+ 250.0%	10	19	+ 90.0%
Closed Sales	2	3	+ 50.0%	5	9	+ 80.0%
Median Sales Price*	\$1,561,000	\$1,835,000	+ 17.6%	\$1,442,000	\$1,605,000	+ 11.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	21	74	+ 252.4%	42	58	+ 38.1%
Percent of Original List Price Received*	100.4%	100.5%	+ 0.1%	96.5%	101.5%	+ 5.2%
New Listings	3	7	+ 133.3%	15	24	+ 60.0%

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

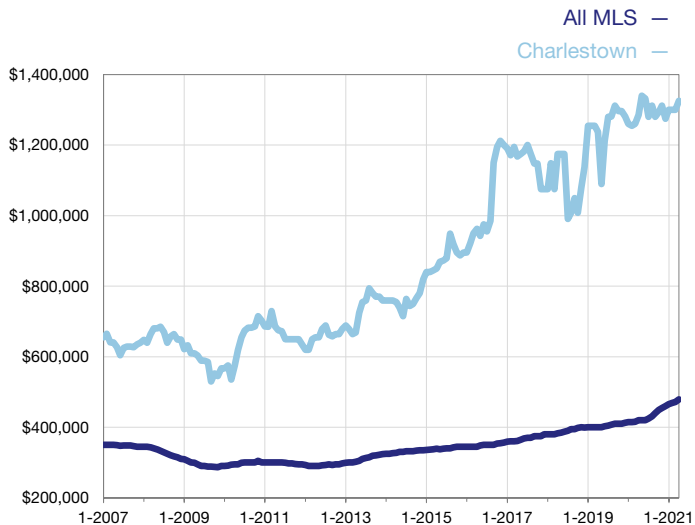
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	34	+ 277.8%	38	114	+ 200.0%
Closed Sales	9	22	+ 144.4%	33	75	+ 127.3%
Median Sales Price*	\$686,000	\$807,500	+ 17.7%	\$765,000	\$740,000	- 3.3%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	43	63	+ 46.5%
Percent of Original List Price Received*	100.3%	99.4%	- 0.9%	98.8%	96.7%	- 2.1%
New Listings	12	42	+ 250.0%	58	112	+ 93.1%

* 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

