

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	9	0.0%	19	27	+ 42.1%
Closed Sales	3	10	+ 233.3%	8	19	+ 137.5%
Median Sales Price*	\$1,380,000	\$1,250,000	- 9.4%	\$1,421,000	\$1,355,000	- 4.6%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	2.4	0.4	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	12	33	+ 175.0%	31	45	+ 45.2%
Percent of Original List Price Received*	104.7%	101.7%	- 2.9%	99.6%	101.6%	+ 2.0%
New Listings	13	8	- 38.5%	28	33	+ 17.9%

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

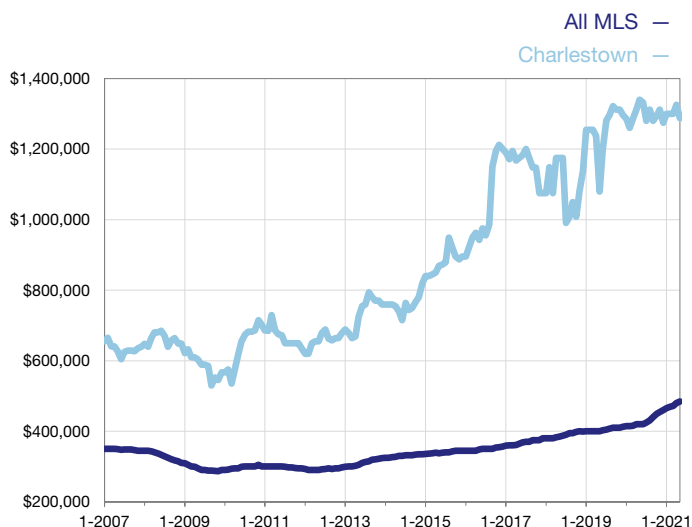
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	33	35	+ 6.1%	71	148	+ 108.5%
Closed Sales	14	29	+ 107.1%	47	106	+ 125.5%
Median Sales Price*	\$838,000	\$775,000	- 7.5%	\$784,000	\$744,500	- 5.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	40	55	+ 37.5%
Percent of Original List Price Received*	98.9%	100.4%	+ 1.5%	98.8%	97.6%	- 1.2%
New Listings	31	32	+ 3.2%	89	143	+ 60.7%

* 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

