

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	61	59	- 3.3%
Closed Sales	8	4	- 50.0%	57	55	- 3.5%
Median Sales Price*	\$1,425,000	\$1,397,500	- 1.9%	\$1,300,000	\$1,415,000	+ 8.8%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	13	35	+ 169.2%	37	22	- 40.5%
Percent of Original List Price Received*	101.6%	99.3%	- 2.3%	100.7%	101.5%	+ 0.8%
New Listings	2	3	+ 50.0%	78	78	0.0%

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

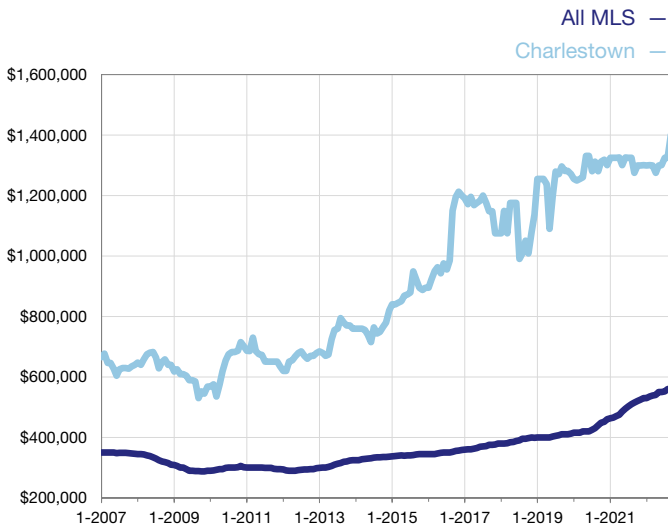
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	10	- 33.3%	252	194	- 23.0%
Closed Sales	24	17	- 29.2%	252	197	- 21.8%
Median Sales Price*	\$766,500	\$756,000	- 1.4%	\$754,500	\$835,000	+ 10.7%
Inventory of Homes for Sale	32	27	- 15.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	40	31	- 22.5%
Percent of Original List Price Received*	99.9%	98.0%	- 1.9%	99.4%	100.5%	+ 1.1%
New Listings	8	9	+ 12.5%	293	257	- 12.3%

* 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

