

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	4	- 75.0%	17	7	- 58.8%
Closed Sales	3	5	+ 66.7%	6	7	+ 16.7%
Median Sales Price*	\$1,175,000	\$1,700,000	+ 44.7%	\$1,308,750	\$1,690,000	+ 29.1%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--
Cumulative Days on Market Until Sale	9	11	+ 22.2%	27	33	+ 22.2%
Percent of Original List Price Received*	109.3%	103.6%	- 5.2%	101.9%	97.6%	- 4.2%
New Listings	22	12	- 45.5%	25	17	- 32.0%

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

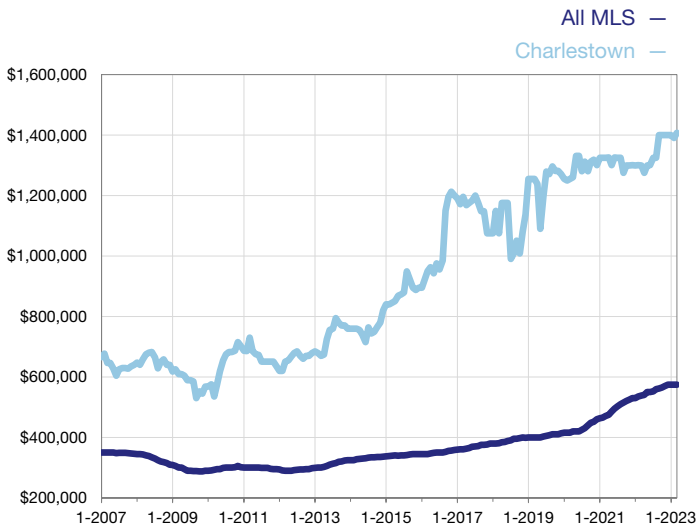
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	12	- 53.8%	42	33	- 21.4%
Closed Sales	13	11	- 15.4%	28	22	- 21.4%
Median Sales Price*	\$889,000	\$1,015,000	+ 14.2%	\$817,500	\$931,250	+ 13.9%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	65	+ 58.5%	55	64	+ 16.4%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	97.4%	98.4%	+ 1.0%
New Listings	38	20	- 47.4%	62	39	- 37.1%

* 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

