

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlestown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	28	18	- 35.7%
Closed Sales	7	1	- 85.7%	13	8	- 38.5%
Median Sales Price*	\$1,435,000	<b>\$1,860,000</b>	+ 29.6%	\$1,435,000	<b>\$1,695,000</b>	+ 18.1%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--
Cumulative Days on Market Until Sale	13	9	- 30.8%	19	30	+ 57.9%
Percent of Original List Price Received*	106.4%	<b>105.4%</b>	- 0.9%	104.3%	<b>98.6%</b>	- 5.5%
New Listings	10	10	0.0%	35	27	- 22.9%

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

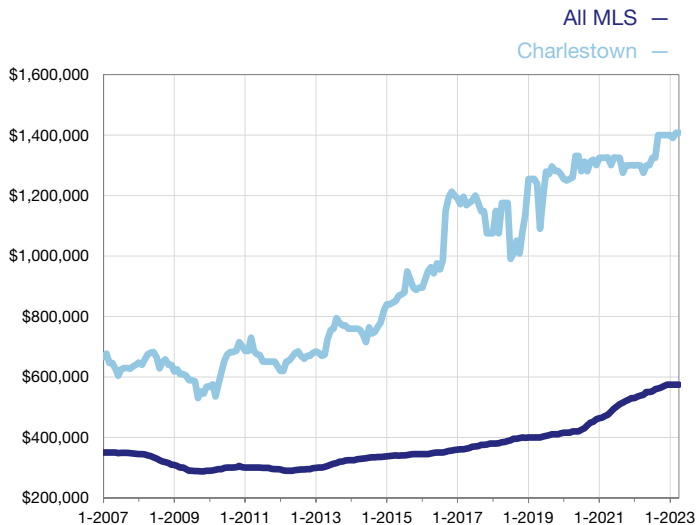
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	22	- 35.3%	76	54	- 28.9%
Closed Sales	22	11	- 50.0%	50	33	- 34.0%
Median Sales Price*	\$839,500	<b>\$1,260,000</b>	+ 50.1%	\$827,500	<b>\$1,035,000</b>	+ 25.1%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	45	36	- 20.0%	51	55	+ 7.8%
Percent of Original List Price Received*	103.9%	<b>99.6%</b>	- 4.1%	100.2%	<b>98.8%</b>	- 1.4%
New Listings	34	20	- 41.2%	96	59	- 38.5%

\* 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

