

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	37	27	- 27.0%
Closed Sales	10	7	- 30.0%	23	15	- 34.8%
Median Sales Price*	\$1,450,000	\$1,565,000	+ 7.9%	\$1,435,000	\$1,580,000	+ 10.1%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	13	41	+ 215.4%	17	35	+ 105.9%
Percent of Original List Price Received*	105.3%	96.5%	- 8.4%	104.7%	97.6%	- 6.8%
New Listings	7	5	- 28.6%	42	31	- 26.2%

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

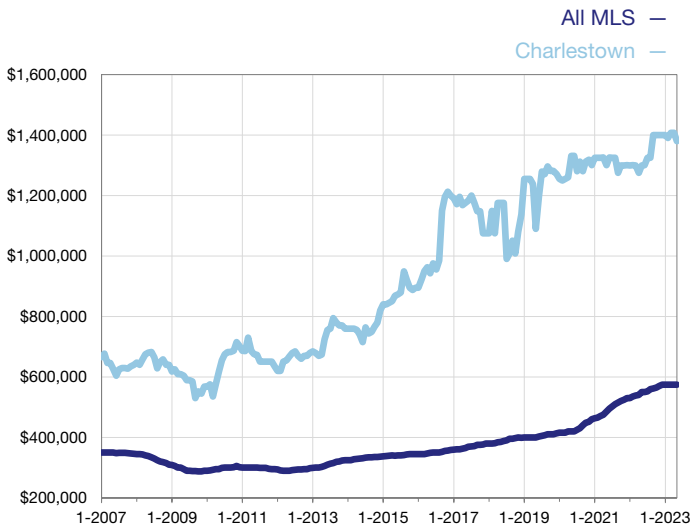
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	21	- 38.2%	110	73	- 33.6%
Closed Sales	32	18	- 43.8%	82	52	- 36.6%
Median Sales Price*	\$757,500	\$1,062,500	+ 40.3%	\$817,500	\$1,025,000	+ 25.4%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	38	45	+ 18.4%
Percent of Original List Price Received*	102.3%	99.5%	- 2.7%	101.0%	99.1%	- 1.9%
New Listings	37	24	- 35.1%	132	83	- 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

