

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	41	33	- 19.5%
Closed Sales	10	12	+ 20.0%	33	27	- 18.2%
Median Sales Price*	\$1,312,500	\$1,837,500	+ 40.0%	\$1,400,000	\$1,581,000	+ 12.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	17	33	+ 94.1%
Percent of Original List Price Received*	103.5%	100.7%	- 2.7%	104.4%	98.9%	- 5.3%
New Listings	7	9	+ 28.6%	49	40	- 18.4%

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

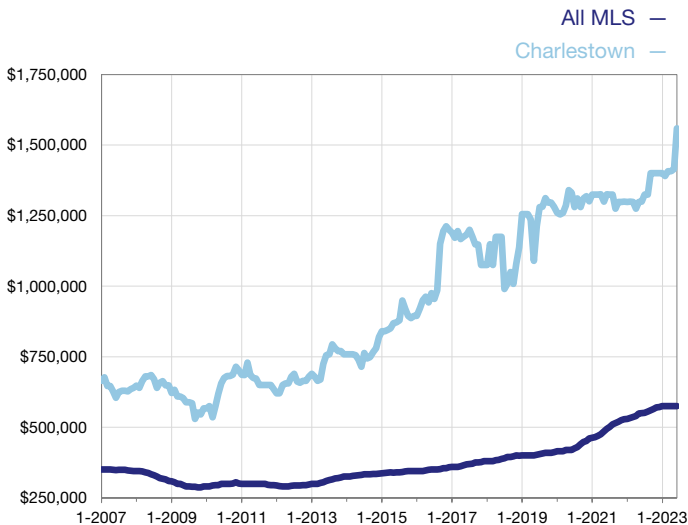
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	22	- 15.4%	136	94	- 30.9%
Closed Sales	31	27	- 12.9%	113	79	- 30.1%
Median Sales Price*	\$850,000	\$845,000	- 0.6%	\$825,000	\$905,000	+ 9.7%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	19	27	+ 42.1%	33	39	+ 18.2%
Percent of Original List Price Received*	102.3%	99.4%	- 2.8%	101.4%	99.2%	- 2.2%
New Listings	34	21	- 38.2%	166	103	- 38.0%

* 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

