

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	42	36	- 14.3%
Closed Sales	8	6	- 25.0%	41	33	- 19.5%
Median Sales Price*	\$1,630,000	\$1,500,000	- 8.0%	\$1,435,000	\$1,581,000	+ 10.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	14	31	+ 121.4%	16	33	+ 106.3%
Percent of Original List Price Received*	101.9%	96.6%	- 5.2%	103.9%	98.5%	- 5.2%
New Listings	6	3	- 50.0%	55	43	- 21.8%

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

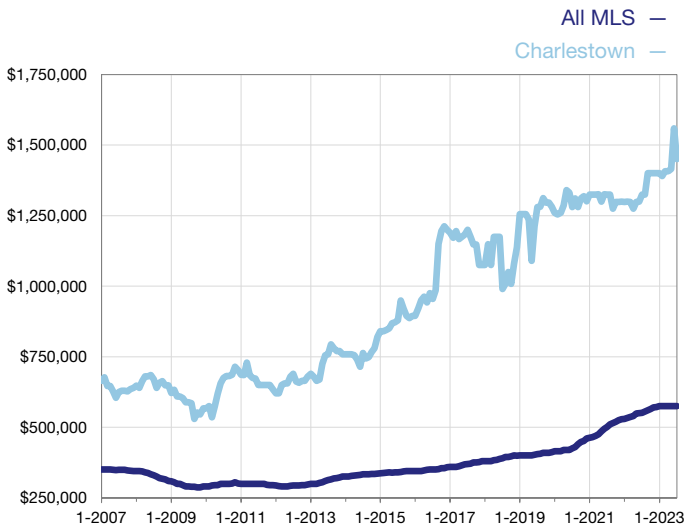
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	148	104	- 29.7%
Closed Sales	28	12	- 57.1%	141	91	- 35.5%
Median Sales Price*	\$927,500	\$870,000	- 6.2%	\$850,000	\$895,000	+ 5.3%
Inventory of Homes for Sale	33	13	- 60.6%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	30	36	+ 20.0%
Percent of Original List Price Received*	100.4%	101.1%	+ 0.7%	101.2%	99.5%	- 1.7%
New Listings	20	9	- 55.0%	186	112	- 39.8%

* 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

