

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	46	39	- 15.2%
Closed Sales	5	5	0.0%	46	39	- 15.2%
Median Sales Price*	\$975,000	\$1,499,000	+ 53.7%	\$1,417,500	\$1,570,000	+ 10.8%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 16.7%	18	32	+ 77.8%
Percent of Original List Price Received*	93.0%	100.1%	+ 7.6%	102.7%	98.8%	- 3.8%
New Listings	2	1	- 50.0%	57	44	- 22.8%

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

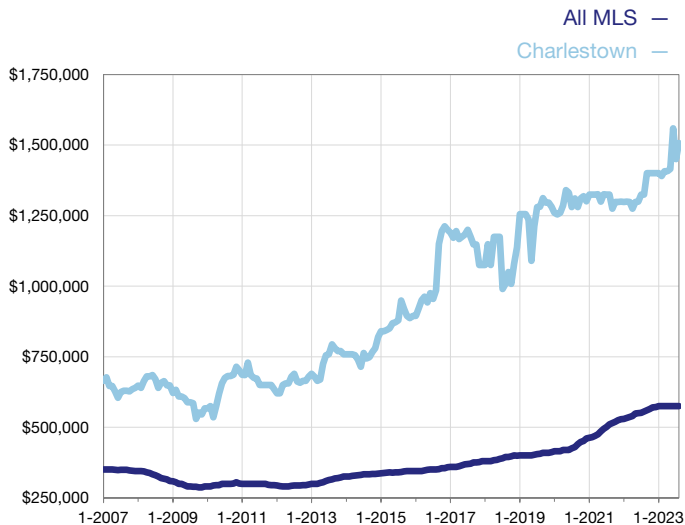
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	157	108	- 31.2%
Closed Sales	18	12	- 33.3%	159	103	- 35.2%
Median Sales Price*	\$768,750	\$932,500	+ 21.3%	\$849,000	\$895,000	+ 5.4%
Inventory of Homes for Sale	29	18	- 37.9%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	30	35	+ 16.7%
Percent of Original List Price Received*	100.2%	100.3%	+ 0.1%	101.1%	99.6%	- 1.5%
New Listings	11	13	+ 18.2%	197	127	- 35.5%

* 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

