

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	48	39	- 18.8%
Closed Sales	4	1	- 75.0%	50	40	- 20.0%
Median Sales Price*	\$1,460,000	\$995,000	- 31.8%	\$1,417,500	\$1,567,500	+ 10.6%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	39	30	- 23.1%	20	32	+ 60.0%
Percent of Original List Price Received*	91.0%	94.8%	+ 4.2%	101.8%	98.7%	- 3.0%
New Listings	8	4	- 50.0%	65	48	- 26.2%

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

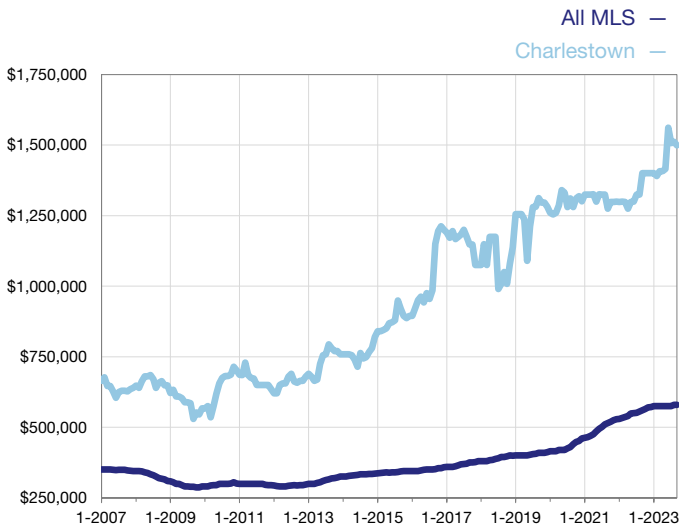
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	169	118	- 30.2%
Closed Sales	8	4	- 50.0%	167	108	- 35.3%
Median Sales Price*	\$912,500	\$812,500	- 11.0%	\$850,000	\$897,500	+ 5.6%
Inventory of Homes for Sale	40	24	- 40.0%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	30	34	+ 13.3%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.5%	101.0%	99.6%	- 1.4%
New Listings	29	19	- 34.5%	226	144	- 36.3%

* 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

