

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlestown

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	54	45	- 16.7%
Closed Sales	1	3	+ 200.0%	51	43	- 15.7%
Median Sales Price*	\$1,450,000	<b>\$2,030,000</b>	+ 40.0%	\$1,435,000	<b>\$1,580,000</b>	+ 10.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	81	117	+ 44.4%	21	38	+ 81.0%
Percent of Original List Price Received*	97.0%	<b>96.3%</b>	- 0.7%	101.7%	<b>98.5%</b>	- 3.1%
New Listings	7	5	- 28.6%	72	54	- 25.0%

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

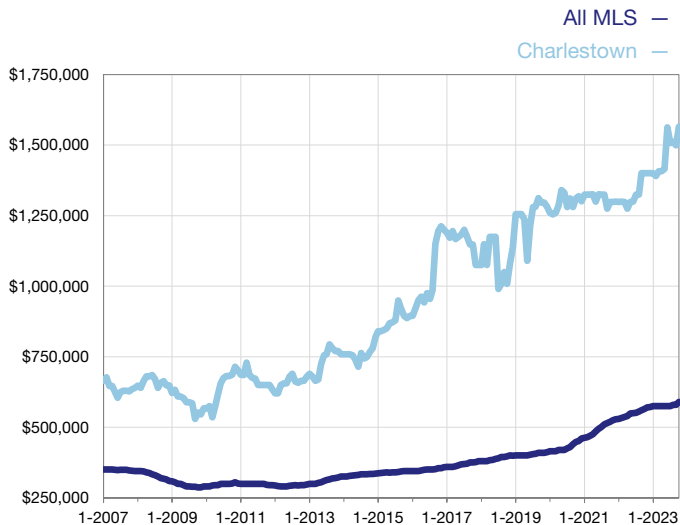
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	182	127	- 30.2%
Closed Sales	13	11	- 15.4%	180	120	- 33.3%
Median Sales Price*	\$771,000	<b>\$890,000</b>	+ 15.4%	\$842,000	<b>\$897,500</b>	+ 6.6%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	30	34	+ 13.3%
Percent of Original List Price Received*	98.4%	<b>98.8%</b>	+ 0.4%	100.8%	<b>99.5%</b>	- 1.3%
New Listings	13	14	+ 7.7%	239	157	- 34.3%

\* 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

