

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	59	46	- 22.0%
Closed Sales	4	2	- 50.0%	55	45	- 18.2%
Median Sales Price*	\$1,397,500	\$2,750,000	+ 96.8%	\$1,415,000	\$1,580,000	+ 11.7%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	35	19	- 45.7%	22	37	+ 68.2%
Percent of Original List Price Received*	99.3%	103.9%	+ 4.6%	101.5%	98.8%	- 2.7%
New Listings	2	2	0.0%	74	56	- 24.3%

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

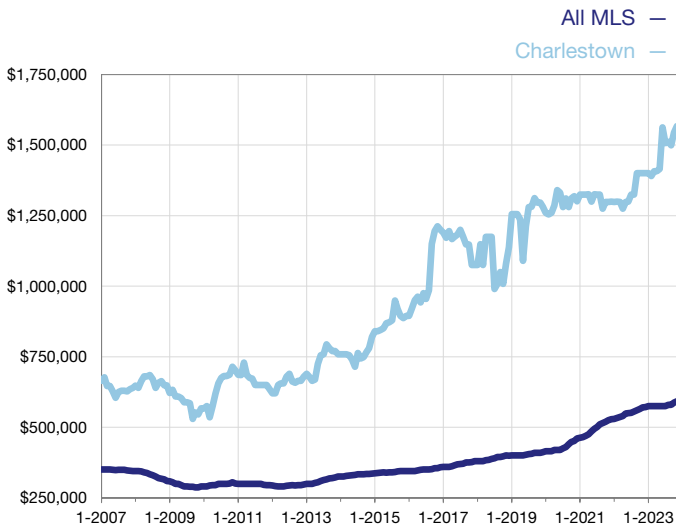
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	192	134	- 30.2%
Closed Sales	17	8	- 52.9%	197	128	- 35.0%
Median Sales Price*	\$756,000	\$825,000	+ 9.1%	\$835,000	\$892,500	+ 6.9%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	40	51	+ 27.5%	31	35	+ 12.9%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	100.5%	99.4%	- 1.1%
New Listings	9	6	- 33.3%	248	165	- 33.5%

* 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

