

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	59	47	- 20.3%
Closed Sales	4	4	0.0%	59	49	- 16.9%
Median Sales Price*	\$879,250	\$1,226,500	+ 39.5%	\$1,400,000	\$1,570,000	+ 12.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	23	36	+ 56.5%
Percent of Original List Price Received*	100.3%	93.6%	- 6.7%	101.4%	98.3%	- 3.1%
New Listings	0	0	--	74	57	- 23.0%

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

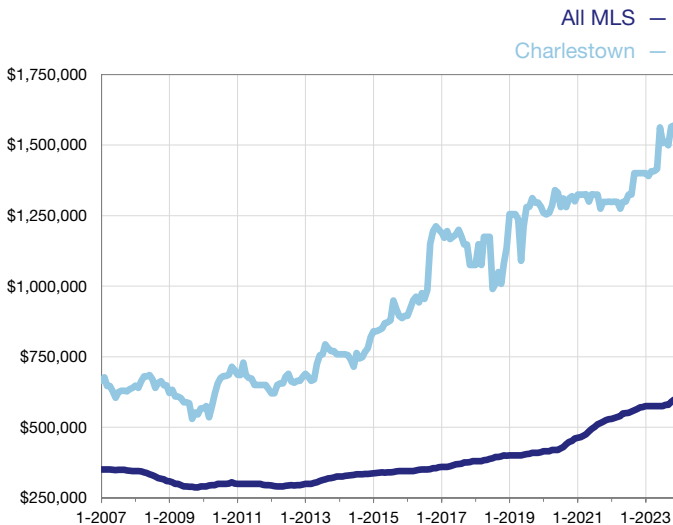
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	198	139	- 29.8%
Closed Sales	8	7	- 12.5%	205	135	- 34.1%
Median Sales Price*	\$842,000	\$680,000	- 19.2%	\$835,000	\$885,000	+ 6.0%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	43	40	- 7.0%	31	35	+ 12.9%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	100.4%	99.3%	- 1.1%
New Listings	2	4	+ 100.0%	250	170	- 32.0%

* 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

