

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	3	3	0.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,326,250	\$0	- 100.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	89	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	82.6%	0.0%	- 100.0%
New Listings	3	2	- 33.3%	4	4	0.0%

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

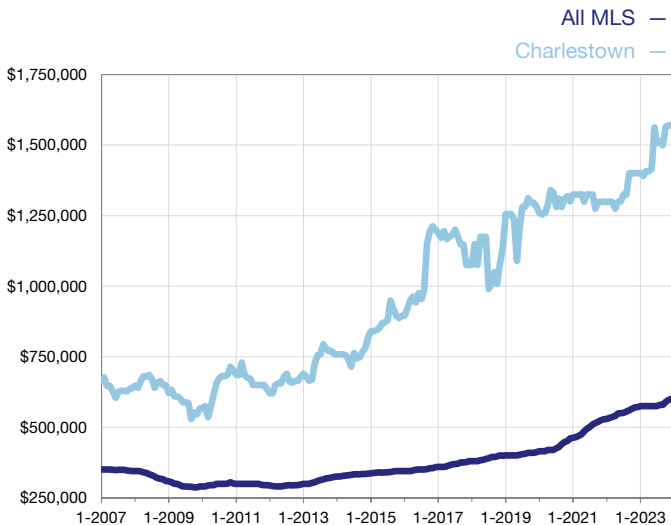
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	8	- 50.0%	21	11	- 47.6%
Closed Sales	7	5	- 28.6%	11	10	- 9.1%
Median Sales Price*	\$995,000	\$777,500	- 21.9%	\$820,000	\$728,750	- 11.1%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	76	17	- 77.6%	63	38	- 39.7%
Percent of Original List Price Received*	97.3%	100.8%	+ 3.6%	98.0%	96.7%	- 1.3%
New Listings	7	11	+ 57.1%	19	23	+ 21.1%

* 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

