

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	5	- 50.0%	16	12	- 25.0%
Closed Sales	1	2	+ 100.0%	8	7	- 12.5%
Median Sales Price*	\$1,860,000	\$1,525,500	- 18.0%	\$1,695,000	\$1,900,000	+ 12.1%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	9	11	+ 22.2%	30	47	+ 56.7%
Percent of Original List Price Received*	105.4%	107.9%	+ 2.4%	98.6%	97.8%	- 0.8%
New Listings	10	7	- 30.0%	26	15	- 42.3%

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

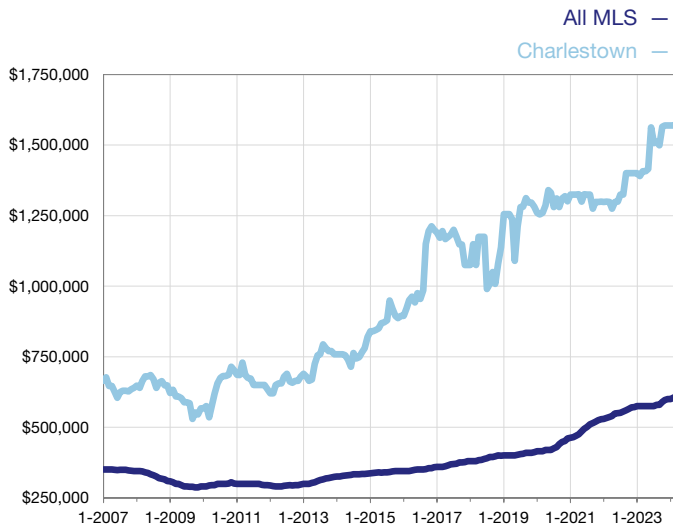
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	19	- 5.0%	52	44	- 15.4%
Closed Sales	12	9	- 25.0%	34	26	- 23.5%
Median Sales Price*	\$1,205,000	\$855,000	- 29.0%	\$1,025,000	\$877,500	- 14.4%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	54	41	- 24.1%
Percent of Original List Price Received*	99.5%	104.2%	+ 4.7%	98.8%	100.3%	+ 1.5%
New Listings	19	28	+ 47.4%	58	68	+ 17.2%

* 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

