

Charlestown

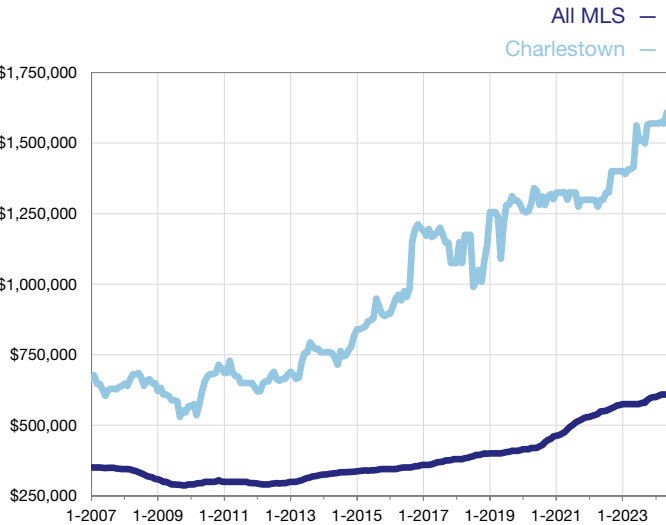
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	4	- 63.6%	27	14	- 48.1%
Closed Sales	7	4	- 42.9%	15	11	- 26.7%
Median Sales Price*	\$1,565,000	\$1,805,000	+ 15.3%	\$1,580,000	\$1,825,000	+ 15.5%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	41	23	- 43.9%	35	38	+ 8.6%
Percent of Original List Price Received*	96.5%	102.0%	+ 5.7%	97.6%	99.3%	+ 1.7%
New Listings	5	4	- 20.0%	31	20	- 35.5%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	25	+ 25.0%	72	69	- 4.2%
Closed Sales	18	23	+ 27.8%	52	49	- 5.8%
Median Sales Price*	\$1,062,500	\$850,000	- 20.0%	\$1,025,000	\$855,000	- 16.6%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	45	32	- 28.9%
Percent of Original List Price Received*	99.5%	102.5%	+ 3.0%	99.1%	101.3%	+ 2.2%
New Listings	25	34	+ 36.0%	83	101	+ 21.7%

* 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

