

Charlestown

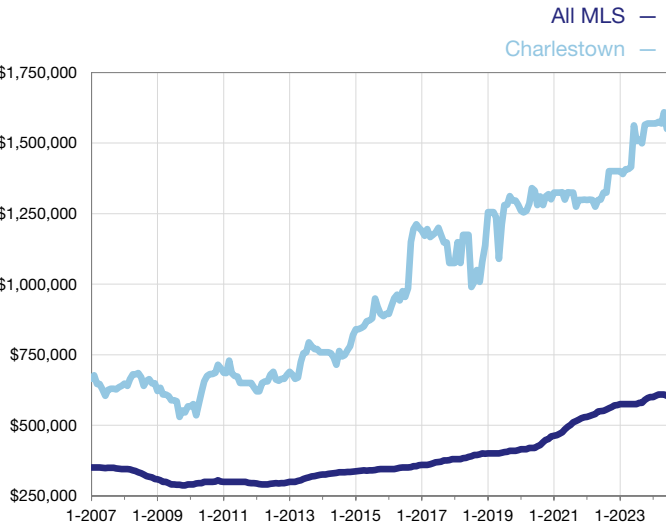
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	33	21	- 36.4%
Closed Sales	13	2	- 84.6%	28	13	- 53.6%
Median Sales Price*	\$1,900,000	\$2,237,500	+ 17.8%	\$1,635,500	\$1,825,000	+ 11.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	33	36	+ 9.1%
Percent of Original List Price Received*	100.7%	88.0%	- 12.6%	99.0%	97.6%	- 1.4%
New Listings	9	9	0.0%	40	29	- 27.5%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	24	+ 20.0%	92	92	0.0%
Closed Sales	27	21	- 22.2%	79	70	- 11.4%
Median Sales Price*	\$845,000	\$880,000	+ 4.1%	\$905,000	\$875,000	- 3.3%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	39	29	- 25.6%
Percent of Original List Price Received*	99.4%	101.5%	+ 2.1%	99.2%	101.4%	+ 2.2%
New Listings	22	18	- 18.2%	105	119	+ 13.3%

* 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

