

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

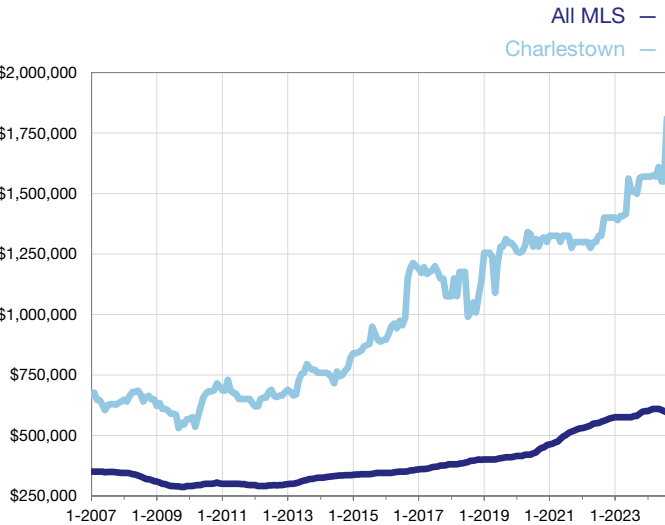
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	3	+ 50.0%	38	27	- 28.9%
Closed Sales				5	6	+ 20.0%	39	23	- 41.0%
Median Sales Price*				\$1,499,000	\$1,125,000	- 24.9%	\$1,570,000	\$1,749,000	+ 11.4%
Inventory of Homes for Sale				3	4	+ 33.3%	--	--	--
Months Supply of Inventory				0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale				30	42	+ 40.0%	32	33	+ 3.1%
Percent of Original List Price Received*				100.1%	95.8%	- 4.3%	98.8%	97.0%	- 1.8%
New Listings				1	3	+ 200.0%	44	33	- 25.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	10	+ 150.0%	108	115	+ 6.5%
Closed Sales				13	19	+ 46.2%	104	110	+ 5.8%
Median Sales Price*				\$1,020,000	\$1,300,000	+ 27.5%	\$897,500	\$920,000	+ 2.5%
Inventory of Homes for Sale				17	14	- 17.6%	--	--	--
Months Supply of Inventory				1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale				26	29	+ 11.5%	35	31	- 11.4%
Percent of Original List Price Received*				100.2%	99.9%	- 0.3%	99.6%	100.8%	+ 1.2%
New Listings				12	4	- 66.7%	126	142	+ 12.7%

* 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

