

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

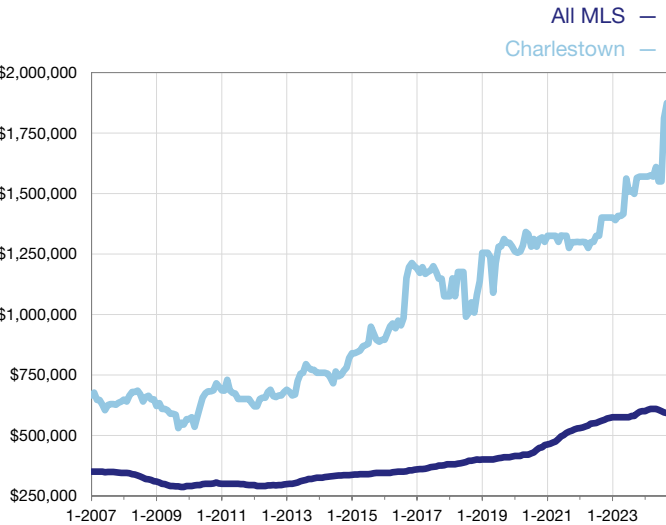
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	39	30	- 23.1%
Closed Sales	1	1	0.0%	40	26	- 35.0%
Median Sales Price*	\$995,000	\$1,800,000	+ 80.9%	\$1,567,500	\$1,767,000	+ 12.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--
Cumulative Days on Market Until Sale	30	139	+ 363.3%	32	36	+ 12.5%
Percent of Original List Price Received*	94.8%	100.1%	+ 5.6%	98.7%	97.6%	- 1.1%
New Listings	6	7	+ 16.7%	50	40	- 20.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	118	127	+ 7.6%
Closed Sales	5	8	+ 60.0%	109	121	+ 11.0%
Median Sales Price*	\$900,000	\$609,950	- 32.2%	\$900,000	\$910,000	+ 1.1%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	29	+ 81.3%	34	31	- 8.8%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	99.6%	100.8%	+ 1.2%
New Listings	19	24	+ 26.3%	145	167	+ 15.2%

* 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

