

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlestown

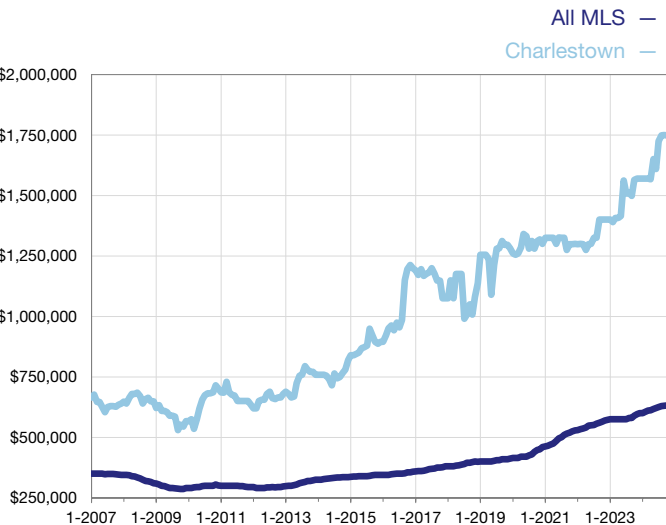
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	6	+ 20.0%	44	34	- 22.7%
Closed Sales				3	5	+ 66.7%	43	31	- 27.9%
Median Sales Price*				\$2,030,000	\$1,925,000	- 5.2%	\$1,580,000	\$1,785,000	+ 13.0%
Inventory of Homes for Sale				7	8	+ 14.3%	--	--	--
Months Supply of Inventory				1.4	2.6	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale				117	114	- 2.6%	38	49	+ 28.9%
Percent of Original List Price Received*				96.3%	97.4%	+ 1.1%	98.5%	97.6%	- 0.9%
New Listings				5	7	+ 40.0%	55	46	- 16.4%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	17	+ 142.9%	125	144	+ 15.2%
Closed Sales				11	12	+ 9.1%	120	133	+ 10.8%
Median Sales Price*				\$890,000	\$957,500	+ 7.6%	\$897,500	\$919,000	+ 2.4%
Inventory of Homes for Sale				25	23	- 8.0%	--	--	--
Months Supply of Inventory				2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale				31	27	- 12.9%	34	30	- 11.8%
Percent of Original List Price Received*				98.8%	101.2%	+ 2.4%	99.5%	100.9%	+ 1.4%
New Listings				14	20	+ 42.9%	159	188	+ 18.2%

\* 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

