

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	46	36	- 21.7%
Closed Sales	2	2	0.0%	45	33	- 26.7%
Median Sales Price*	\$2,750,000	\$1,700,000	- 38.2%	\$1,580,000	\$1,785,000	+ 13.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	19	71	+ 273.7%	37	50	+ 35.1%
Percent of Original List Price Received*	103.9%	93.7%	- 9.8%	98.8%	97.3%	- 1.5%
New Listings	2	1	- 50.0%	57	46	- 19.3%

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

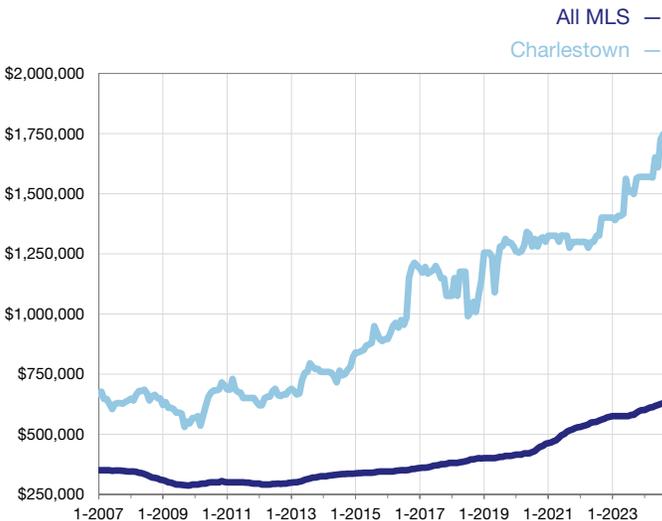
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	15	+ 66.7%	134	158	+ 17.9%
Closed Sales	8	10	+ 25.0%	128	145	+ 13.3%
Median Sales Price*	\$825,000	\$862,000	+ 4.5%	\$892,500	\$919,000	+ 3.0%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	51	16	- 68.6%	35	29	- 17.1%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	99.4%	100.8%	+ 1.4%
New Listings	5	6	+ 20.0%	164	193	+ 17.7%

* 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

