

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

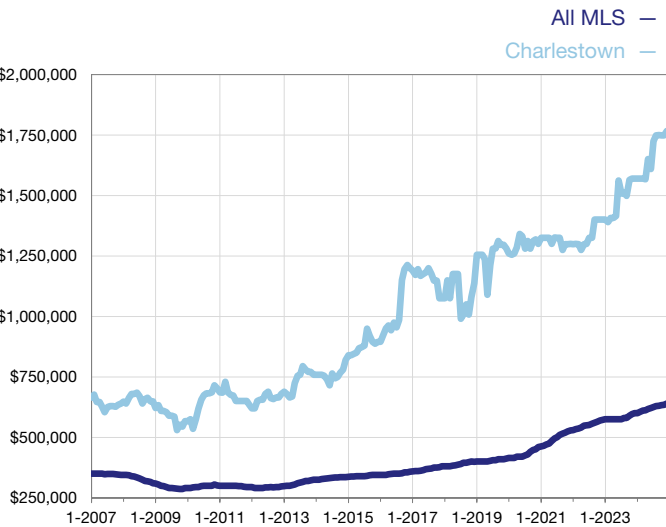
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	47	36	- 23.4%
Closed Sales	4	3	- 25.0%	49	36	- 26.5%
Median Sales Price*	\$1,226,500	\$1,605,000	+ 30.9%	\$1,570,000	\$1,767,000	+ 12.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	18	37	+ 105.6%	36	49	+ 36.1%
Percent of Original List Price Received*	93.6%	94.2%	+ 0.6%	98.3%	97.1%	- 1.2%
New Listings	0	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	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	0	- 100.0%	139	158	+ 13.7%
Closed Sales	8	11	+ 37.5%	136	158	+ 16.2%
Median Sales Price*	\$765,000	\$950,000	+ 24.2%	\$887,500	\$922,500	+ 3.9%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	38	16	- 57.9%	35	28	- 20.0%
Percent of Original List Price Received*	98.0%	101.6%	+ 3.7%	99.3%	100.9%	+ 1.6%
New Listings	4	2	- 50.0%	168	196	+ 16.7%

* 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

