

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

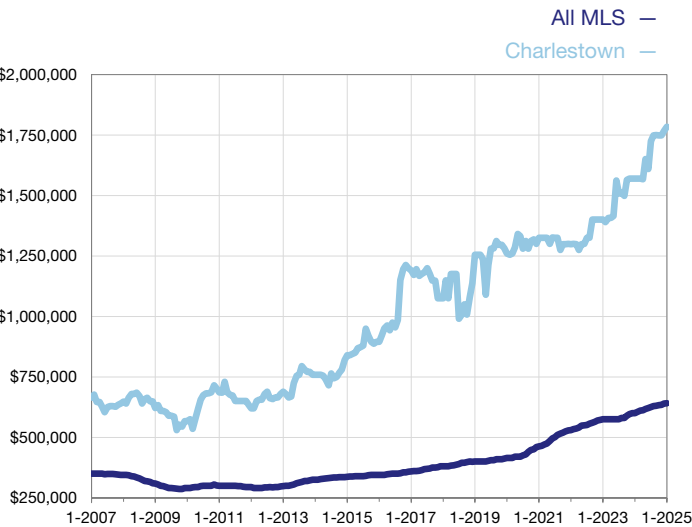
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	1	0.0%	1	1	0.0%
Closed Sales				0	1	--	0	1	--
Median Sales Price*				\$0	\$2,150,000	--	\$0	\$2,150,000	--
Inventory of Homes for Sale				5	7	+ 40.0%	--	--	--
Months Supply of Inventory				1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale				0	53	--	0	53	--
Percent of Original List Price Received*				0.0%	100.0%	--	0.0%	100.0%	--
New Listings				3	4	+ 33.3%	3	4	+ 33.3%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales				5	5	0.0%	5	5	0.0%
Median Sales Price*				\$680,000	\$795,000	+ 16.9%	\$680,000	\$795,000	+ 16.9%
Inventory of Homes for Sale				14	11	- 21.4%	--	--	--
Months Supply of Inventory				1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				58	55	- 5.2%	58	55	- 5.2%
Percent of Original List Price Received*				92.5%	96.9%	+ 4.8%	92.5%	96.9%	+ 4.8%
New Listings				11	7	- 36.4%	11	7	- 36.4%

* 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

