

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

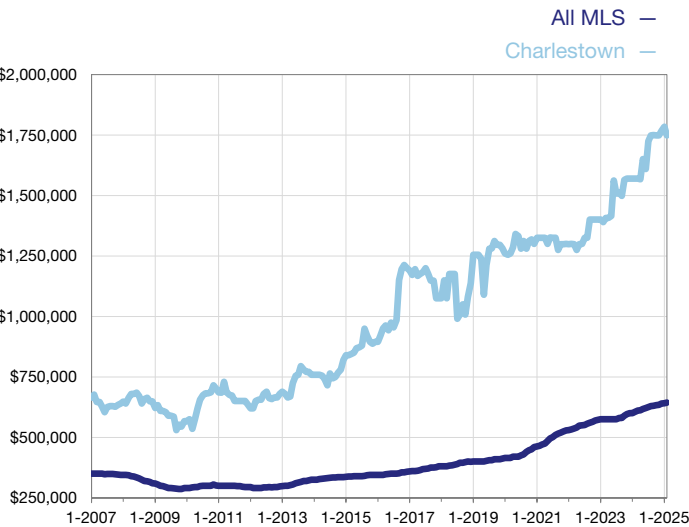
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	3	4	+ 33.3%
Closed Sales	0	2	--	0	3	--
Median Sales Price*	\$0	\$1,314,250	--	\$0	\$1,708,500	--
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	2.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	64	--	0	60	--
Percent of Original List Price Received*	0.0%	95.9%	--	0.0%	97.3%	--
New Listings	2	4	+ 100.0%	5	8	+ 60.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	10	17	+ 70.0%
Closed Sales	6	9	+ 50.0%	11	14	+ 27.3%
Median Sales Price*	\$698,750	\$920,000	+ 31.7%	\$680,000	\$892,500	+ 31.3%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	42	61	+ 45.2%	49	59	+ 20.4%
Percent of Original List Price Received*	100.7%	98.0%	- 2.7%	97.0%	97.6%	+ 0.6%
New Listings	11	13	+ 18.2%	22	20	- 9.1%

* 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

