

# Charlestown

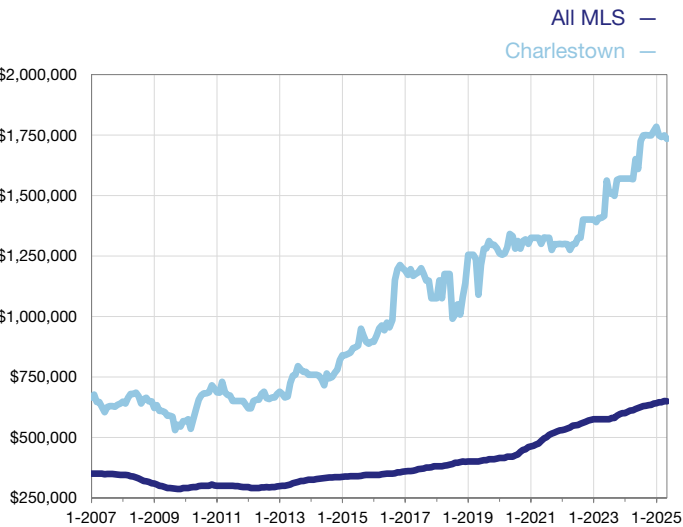
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	15	14	- 6.7%
Closed Sales	4	2	- 50.0%	11	10	- 9.1%
Median Sales Price*	\$1,805,000	\$1,725,000	- 4.4%	\$1,825,000	\$1,904,250	+ 4.3%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--
Cumulative Days on Market Until Sale	23	70	+ 204.3%	38	59	+ 55.3%
Percent of Original List Price Received*	102.0%	99.7%	- 2.3%	99.3%	99.6%	+ 0.3%
New Listings	4	9	+ 125.0%	21	25	+ 19.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	19	- 24.0%	68	71	+ 4.4%
Closed Sales	23	17	- 26.1%	49	58	+ 18.4%
Median Sales Price*	\$850,000	\$1,040,000	+ 22.4%	\$855,000	\$966,500	+ 13.0%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	32	37	+ 15.6%
Percent of Original List Price Received*	102.5%	98.9%	- 3.5%	101.3%	99.5%	- 1.8%
New Listings	35	20	- 42.9%	102	93	- 8.8%

\* 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

