

# Charlestown

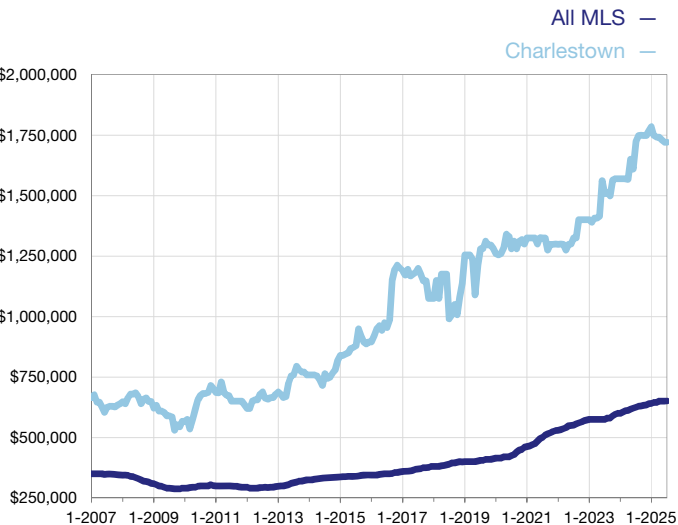
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	24	25	+ 4.2%
Closed Sales	5	5	0.0%	18	20	+ 11.1%
Median Sales Price*	\$1,749,000	\$2,110,000	+ 20.6%	\$1,805,000	\$1,904,250	+ 5.5%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	11	23	+ 109.1%	29	42	+ 44.8%
Percent of Original List Price Received*	97.8%	103.7%	+ 6.0%	97.6%	101.3%	+ 3.8%
New Listings	1	4	+ 300.0%	30	35	+ 16.7%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	105	111	+ 5.7%
Closed Sales	18	19	+ 5.6%	91	96	+ 5.5%
Median Sales Price*	\$952,500	\$1,070,000	+ 12.3%	\$900,000	\$1,017,500	+ 13.1%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	32	31	- 3.1%
Percent of Original List Price Received*	99.7%	101.2%	+ 1.5%	101.0%	100.4%	- 0.6%
New Listings	18	15	- 16.7%	138	130	- 5.8%

\* 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

