

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Charlestown

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	36	38	+ 5.6%
Closed Sales	3	1	- 66.7%	36	35	- 2.8%
Median Sales Price*	\$1,605,000	\$1,485,000	- 7.5%	\$1,767,000	\$1,600,000	- 9.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	37	3	- 91.9%	49	34	- 30.6%
Percent of Original List Price Received*	94.2%	106.1%	+ 12.6%	97.1%	100.9%	+ 3.9%
New Listings	0	1	--	46	49	+ 6.5%

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

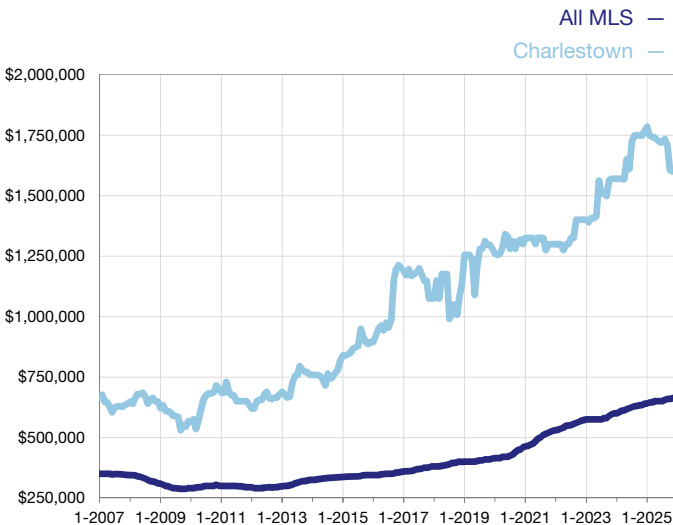
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	159	149	- 6.3%
Closed Sales	11	10	- 9.1%	159	150	- 5.7%
Median Sales Price*	\$950,000	\$905,000	- 4.7%	\$925,000	\$986,250	+ 6.6%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	31	+ 93.8%	29	34	+ 17.2%
Percent of Original List Price Received*	101.6%	99.4%	- 2.2%	100.8%	100.0%	- 0.8%
New Listings	2	3	+ 50.0%	196	180	- 8.2%

\* 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

