

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	2	3	+ 50.0%	3	4	+ 33.3%
Median Sales Price*	\$1,314,250	\$1,650,000	+ 25.5%	\$1,708,500	\$1,762,500	+ 3.2%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	64	10	- 84.4%	60	17	- 71.7%
Percent of Original List Price Received*	95.9%	105.9%	+ 10.4%	97.3%	103.6%	+ 6.5%
New Listings	4	1	- 75.0%	8	3	- 62.5%

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

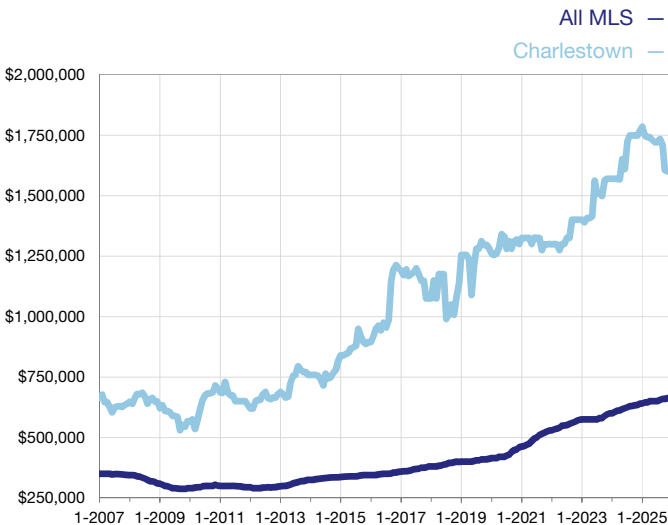
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	11	+ 10.0%	16	15	- 6.3%
Closed Sales	9	4	- 55.6%	14	7	- 50.0%
Median Sales Price*	\$920,000	\$955,000	+ 3.8%	\$892,500	\$1,150,000	+ 28.9%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	61	50	- 18.0%	59	47	- 20.3%
Percent of Original List Price Received*	98.0%	98.6%	+ 0.6%	97.6%	98.8%	+ 1.2%
New Listings	13	11	- 15.4%	20	18	- 10.0%

* 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

