

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	8	6	- 25.0%
Closed Sales	2	1	- 50.0%	5	5	0.0%
Median Sales Price*	\$1,519,200	\$1,330,000	- 12.5%	\$1,708,500	\$1,650,000	- 3.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	43	13	- 69.8%
Percent of Original List Price Received*	104.9%	100.0%	- 4.7%	100.3%	102.9%	+ 2.6%
New Listings	4	8	+ 100.0%	12	11	- 8.3%

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

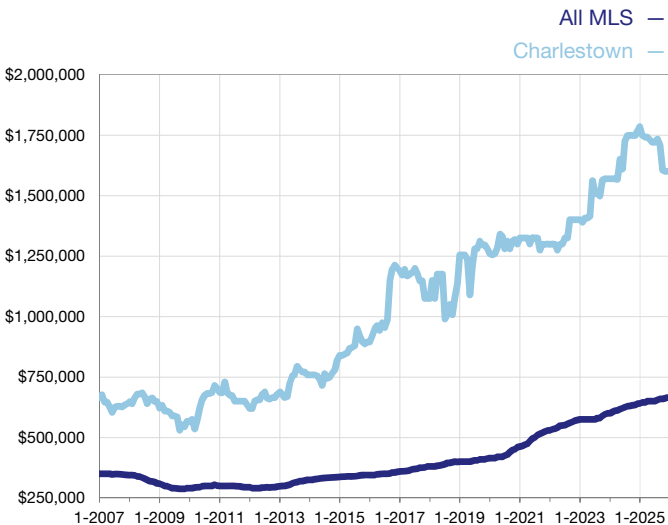
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	17	- 15.0%	36	31	- 13.9%
Closed Sales	12	10	- 16.7%	26	17	- 34.6%
Median Sales Price*	\$852,450	\$1,025,000	+ 20.2%	\$892,500	\$1,150,000	+ 28.9%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	49	+ 44.1%	48	48	0.0%
Percent of Original List Price Received*	98.3%	99.9%	+ 1.6%	97.9%	99.4%	+ 1.5%
New Listings	20	23	+ 15.0%	40	41	+ 2.5%

* 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

