

Charlestown

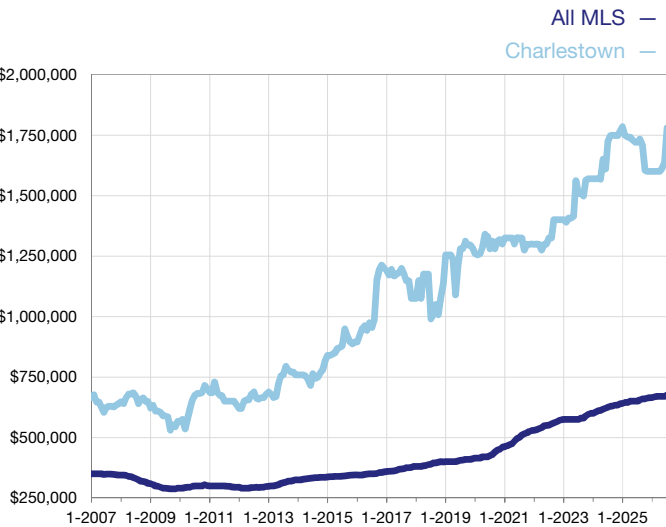
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	25	32	+ 28.0%
Closed Sales	5	10	+ 100.0%	20	28	+ 40.0%
Median Sales Price*	\$2,110,000	\$1,975,000	- 6.4%	\$1,904,250	\$1,975,000	+ 3.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	42	37	- 11.9%
Percent of Original List Price Received*	103.7%	103.4%	- 0.3%	101.3%	101.2%	- 0.1%
New Listings	5	0	- 100.0%	36	46	+ 27.8%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	16	- 11.1%	109	111	+ 1.8%
Closed Sales	19	17	- 10.5%	96	90	- 6.3%
Median Sales Price*	\$1,070,000	\$1,225,000	+ 14.5%	\$1,017,500	\$1,008,000	- 0.9%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	31	27	- 12.9%
Percent of Original List Price Received*	101.2%	100.3%	- 0.9%	100.4%	101.0%	+ 0.6%
New Listings	15	10	- 33.3%	130	150	+ 15.4%

* 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

