

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

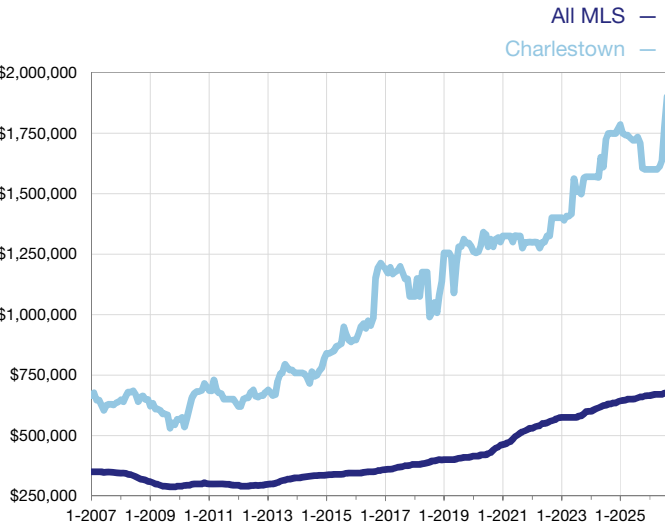
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	26	31	+ 19.2%
Closed Sales	6	3	- 50.0%	26	31	+ 19.2%
Median Sales Price*	\$1,612,500	\$2,760,000	+ 71.2%	\$1,666,750	\$2,030,000	+ 21.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	37	37	0.0%
Percent of Original List Price Received*	101.8%	98.3%	- 3.4%	101.4%	100.9%	- 0.5%
New Listings	0	0	--	36	43	+ 19.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	116	116	0.0%
Closed Sales	18	17	- 5.6%	114	108	- 5.3%
Median Sales Price*	\$970,000	\$912,500	- 5.9%	\$995,000	\$967,500	- 2.8%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	42	27	- 35.7%	33	27	- 18.2%
Percent of Original List Price Received*	100.7%	97.8%	- 2.9%	100.4%	100.4%	0.0%
New Listings	8	4	- 50.0%	138	155	+ 12.3%

* 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

