

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Charlestown

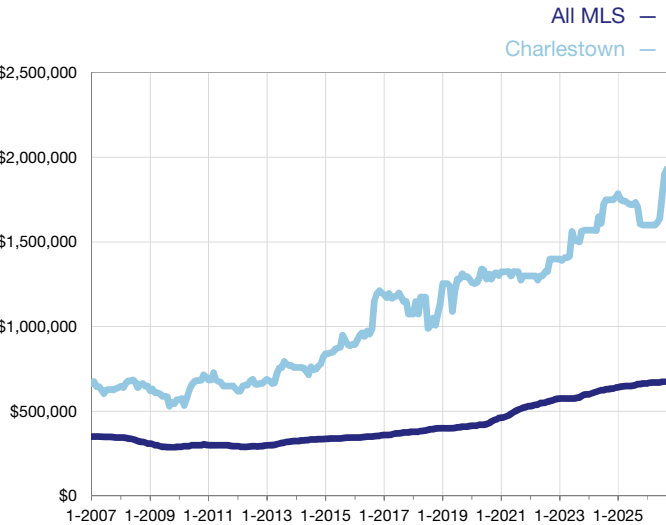
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	31	34	+ 9.7%
Closed Sales	1	1	0.0%	27	32	+ 18.5%
Median Sales Price*	\$1,600,000	\$2,300,000	+ 43.8%	\$1,625,000	\$2,050,000	+ 26.2%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	4.0	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	45	116	+ 157.8%	38	39	+ 2.6%
Percent of Original List Price Received*	88.9%	88.5%	- 0.4%	100.9%	100.5%	- 0.4%
New Listings	7	13	+ 85.7%	43	57	+ 32.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	126	131	+ 4.0%
Closed Sales	9	13	+ 44.4%	123	122	- 0.8%
Median Sales Price*	\$808,000	\$810,000	+ 0.2%	\$980,000	\$949,000	- 3.2%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	61	41	- 32.8%	35	29	- 17.1%
Percent of Original List Price Received*	95.6%	96.9%	+ 1.4%	100.1%	100.1%	0.0%
New Listings	18	33	+ 83.3%	156	187	+ 19.9%

* 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

