Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Charlestown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**9**	+ 200.0%	34	**42**	+ 23.5%
Closed Sales	3	**3**	0.0%	30	**35**	+ 16.7%
Median Sales Price*	$1,375,000	**$2,870,000**	+ 108.7%	$1,612,500	**$2,150,000**	+ 33.3%
Inventory of Homes for Sale	5	**8**	+ 60.0%	--	--	--
Months Supply of Inventory	1.7	**1.8**	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	38	**9**	- 76.3%	38	**37**	- 2.6%
Percent of Original List Price Received*	102.2%	**102.2%**	0.0%	101.1%	**100.7%**	- 0.4%
New Listings	3	**3**	0.0%	46	**58**	+ 26.1%

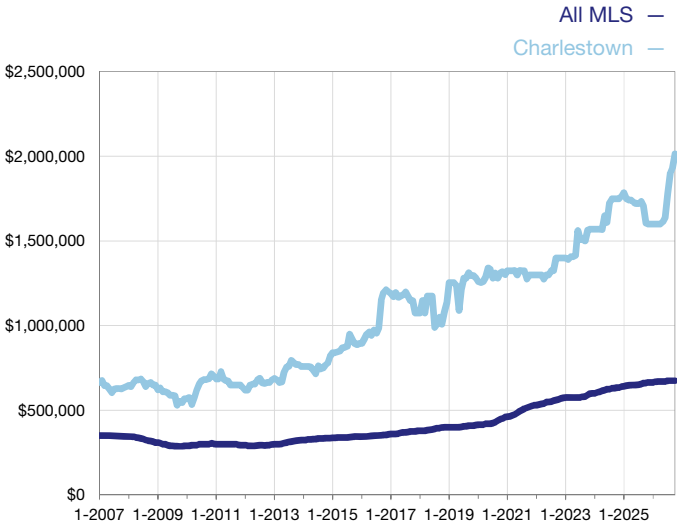
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

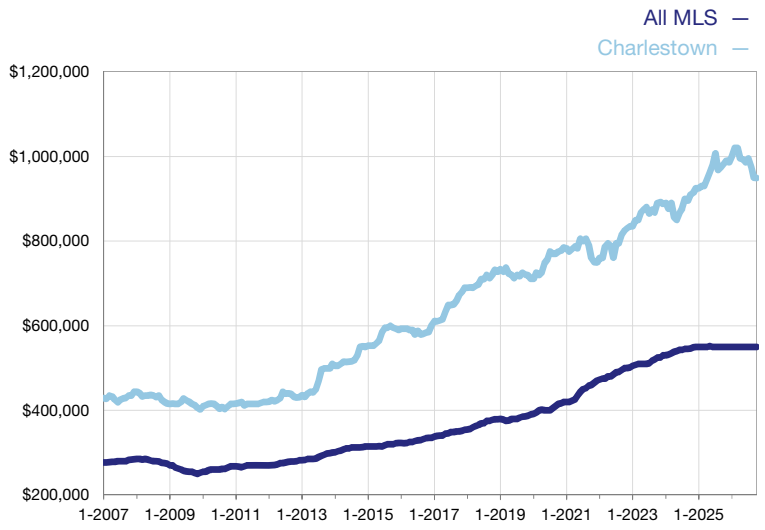
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**13**	+ 18.2%	137	**142**	+ 3.6%
Closed Sales	11	**12**	+ 9.1%	134	**134**	0.0%
Median Sales Price*	$1,020,000	**$945,000**	- 7.4%	$986,250	**$949,000**	- 3.8%
Inventory of Homes for Sale	26	**28**	+ 7.7%	--	--	--
Months Supply of Inventory	2.0	**2.2**	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	23	**29**	+ 26.1%	34	**29**	- 14.7%
Percent of Original List Price Received*	100.4%	**100.6%**	+ 0.2%	100.1%	**100.1%**	0.0%
New Listings	18	**9**	- 50.0%	174	**199**	+ 14.4%

* 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



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