

Charlestown, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Single Family

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	2	8	7	9	9
Average Days on Market	17	81	91	50	73
Average List Price	\$1,499,000.00	\$2,502,125.00	\$1,941,842.86	\$2,823,777.67	\$1,791,333.33
Average List \$ / SqFt	\$674.15	\$809.59	\$772.63	\$898.48	\$891.18
Approximate Absorption Rate	266.67%	61.46%	55.95%	36.11%	31.48%
Approximate Months Supply of Inventory	0.38	1.63	1.79	2.77	3.18
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	29	19	13	16	15
Average Original List Price	\$1,566,100.00	\$2,065,157.89	\$1,937,300.00	\$2,258,249.94	\$1,959,200.00
Average Original List \$ / SqFt	\$716.65	\$808.00	\$762.73	\$825.88	\$897.99
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	27	15	9	11	8
Average List Price	\$1,571,070.37	\$1,900,333.33	\$1,700,777.78	\$1,734,727.27	\$2,018,750.00
Average List \$ / SqFt	\$719.79	\$775.52	\$712.12	\$789.86	\$829.51
Average Days to Offer	5	18	23	36	22
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	0	3	1	1	3
Average Original List Price	\$0.00	\$3,192,666.67	\$1,599,900.00	\$900,000.00	\$1,666,333.33
Average Original List \$ / SqFt	\$0.00	\$933.62	\$733.90	\$525.70	\$843.33
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	7	7	5	7	6
Average Days on Market	24	33	61	35	14
Average Days to Offer	15	27	49	26	7
Average Sale Price	\$1,719,000.00	\$1,614,642.86	\$2,225,600.00	\$1,689,428.57	\$1,821,666.67
Average Sale \$ / SqFt	\$710.25	\$678.08	\$679.77	\$789.50	\$861.95
Average List Price	\$1,694,285.71	\$1,610,571.43	\$2,282,800.00	\$1,670,571.43	\$1,773,000.00
Average List \$ / SqFt	\$693.03	\$679.69	\$698.56	\$782.05	\$838.15
Average Original List Price	\$1,715,857.14	\$1,664,142.86	\$2,323,600.00	\$1,675,000.00	\$1,773,000.00
Average Original List \$ / SqFt	\$697.15	\$697.84	\$712.16	\$784.65	\$838.15
Average Sale Price as % of List Price	102.71%	99.64%	96.71%	100.58%	102.94%
Average Sale Price as % of Original List Price	101.99%	97.59%	93.72%	100.34%	102.94%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	88	68	58	58	50
Units Price Changed	14	20	10	13	14
Units Went Pending	80	50	45	42	36
Units Sold	64	59	47	39	34

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Condominium

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	18	19	23	18	16
Average Days on Market	22	44	53	46	15
Average List Price	\$919,494.39	\$1,029,836.84	\$1,125,443.04	\$1,352,055.50	\$983,313.88
Average List \$ / SqFt	\$829.92	\$782.01	\$838.01	\$875.16	\$891.46
Approximate Absorption Rate	139.35%	103.51%	60.14%	96.76%	88.02%
Approximate Months Supply of Inventory	0.72	0.97	1.66	1.03	1.14
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	104	63	74	64	69
Average Original List Price	\$906,257.68	\$1,050,275.86	\$1,002,935.66	\$1,157,771.88	\$1,026,505.57
Average Original List \$ / SqFt	\$811.20	\$822.15	\$856.41	\$869.51	\$915.26
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	98	57	55	60	54
Average List Price	\$915,569.38	\$983,218.93	\$926,891.76	\$1,091,461.65	\$987,444.11
Average List \$ / SqFt	\$794.48	\$817.05	\$856.51	\$843.22	\$915.29
Average Days to Offer	19	30	19	34	18
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	11	5	5	8	4
Average Original List Price	\$851,354.55	\$1,336,200.00	\$1,508,200.00	\$1,034,250.00	\$1,143,000.00
Average Original List \$ / SqFt	\$852.01	\$840.14	\$879.79	\$828.61	\$951.46
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	51	36	32	41	30
Average Days on Market	52	58	49	58	50
Average Days to Offer	37	39	32	46	31
Average Sale Price	\$920,086.80	\$909,486.11	\$943,268.75	\$1,017,326.83	\$997,507.77
Average Sale \$ / SqFt	\$753.35	\$790.24	\$842.18	\$808.95	\$878.96
Average List Price	\$922,003.92	\$918,663.89	\$945,271.81	\$1,029,582.90	\$995,165.67
Average List \$ / SqFt	\$755.51	\$796.52	\$841.36	\$816.28	\$880.78
Average Original List Price	\$942,581.88	\$931,043.92	\$957,259.16	\$1,045,190.24	\$1,000,932.33
Average Original List \$ / SqFt	\$770.76	\$807.02	\$851.88	\$828.72	\$888.31
Average Sale Price as % of List Price	101.14%	99.01%	100.13%	99.09%	99.89%
Average Sale Price as % of Original List Price	99.35%	97.78%	98.97%	97.57%	99.02%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	1	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	347	272	239	253	228
Units Price Changed	73	68	53	59	52
Units Went Pending	303	223	180	212	183
Units Sold	301	236	166	209	169

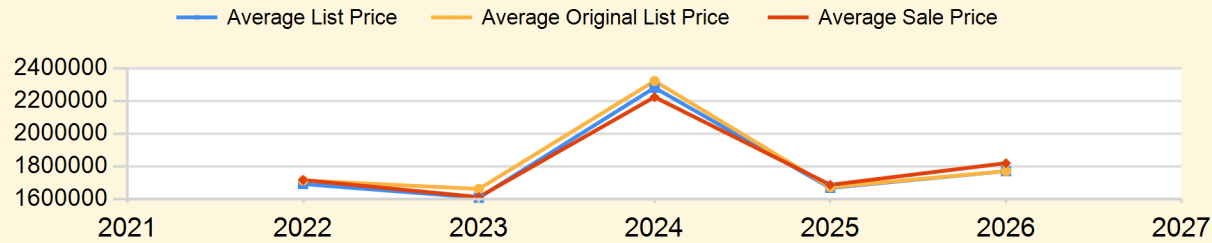
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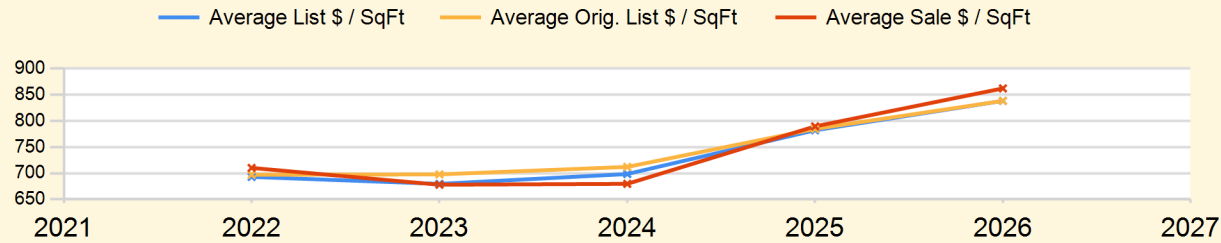
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$1,694,285.71	\$1,610,571.43	\$2,282,800.00	\$1,670,571.43	\$1,773,000.00
Original List Price	\$1,715,857.14	\$1,664,142.86	\$2,323,600.00	\$1,675,000.00	\$1,773,000.00
Sale Price	\$1,719,000.00	\$1,614,642.86	\$2,225,600.00	\$1,689,428.57	\$1,821,666.67

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$693.03	\$679.69	\$698.56	\$782.05	\$838.15
Orig. List \$ / SqFt	\$697.15	\$697.84	\$712.16	\$784.65	\$838.15
Sale \$ / SqFt	\$710.25	\$678.08	\$679.77	\$789.50	\$861.95

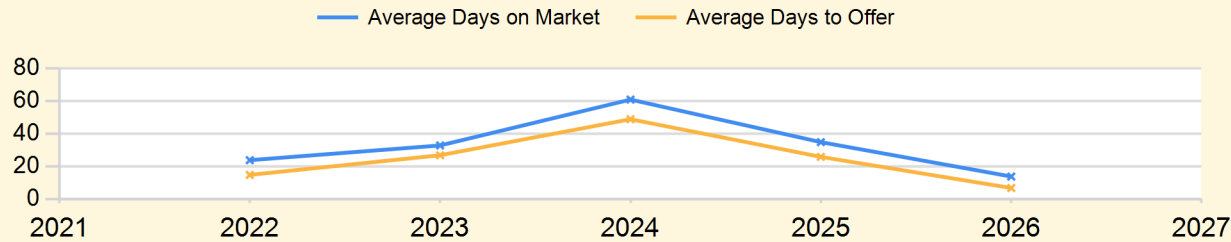
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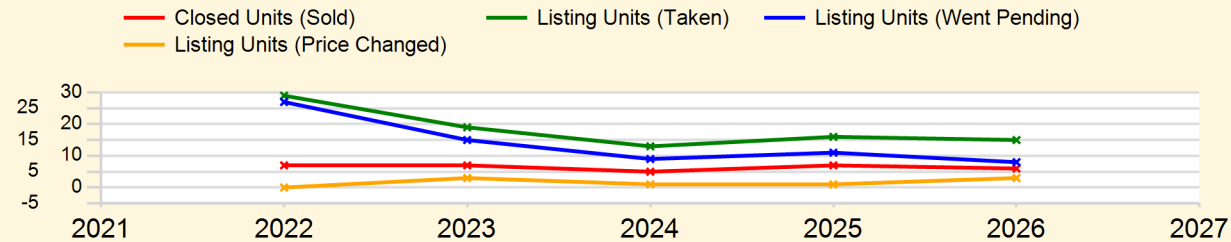
Single Family

Average Days to Offer (Sold Inventory - Year to Date)



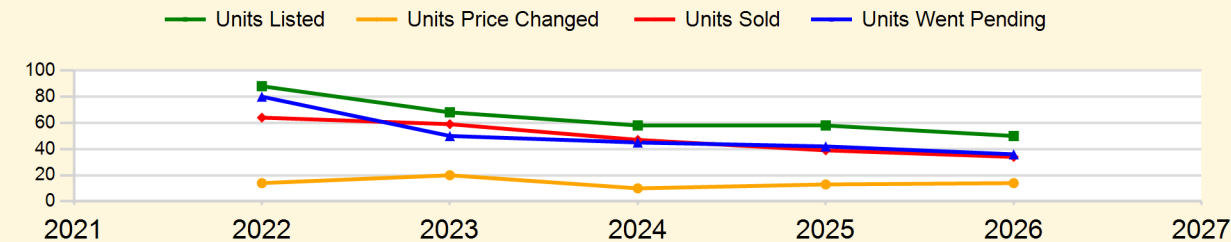
Solds / Year	2022	2023	2024	2025	2026
Days on Market	24	33	61	35	14
Days to Offer	15	27	49	26	7

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	7	7	5	7	6
Units Price Changed	0	3	1	1	3
Units Taken	29	19	13	16	15
Units Went Pending	27	15	9	11	8

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	88	68	58	58	50
Units Price Changed	14	20	10	13	14
Units Sold	64	59	47	39	34
Units Went Pending	80	50	45	42	36

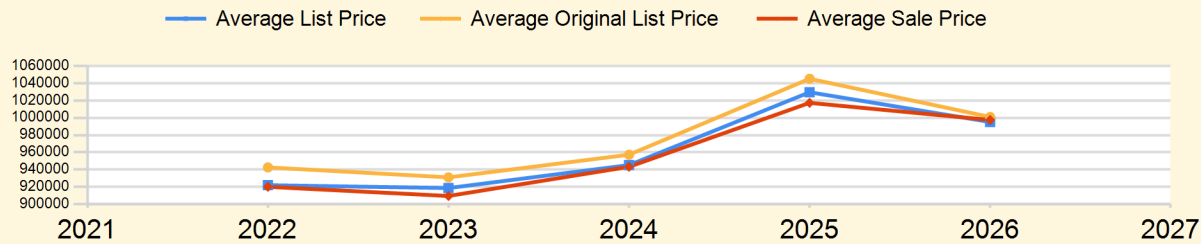
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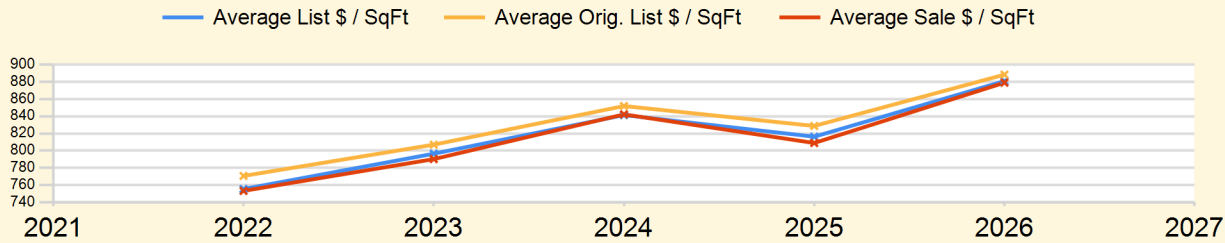
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$922,003.92	\$918,663.89	\$945,271.81	\$1,029,582.90	\$995,165.67
Original List Price	\$942,581.88	\$931,043.92	\$957,259.16	\$1,045,190.24	\$1,000,932.33
Sale Price	\$920,086.80	\$909,486.11	\$943,268.75	\$1,017,326.83	\$997,507.77

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$755.51	\$796.52	\$841.36	\$816.28	\$880.78
Orig. List \$ / SqFt	\$770.76	\$807.02	\$851.88	\$828.72	\$888.31
Sale \$ / SqFt	\$753.35	\$790.24	\$842.18	\$808.95	\$878.96

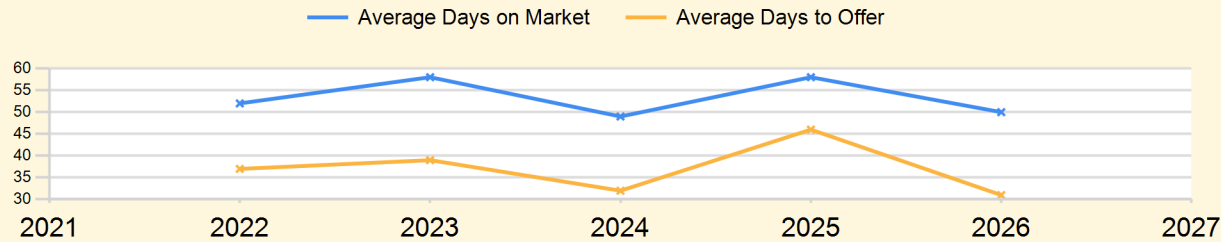
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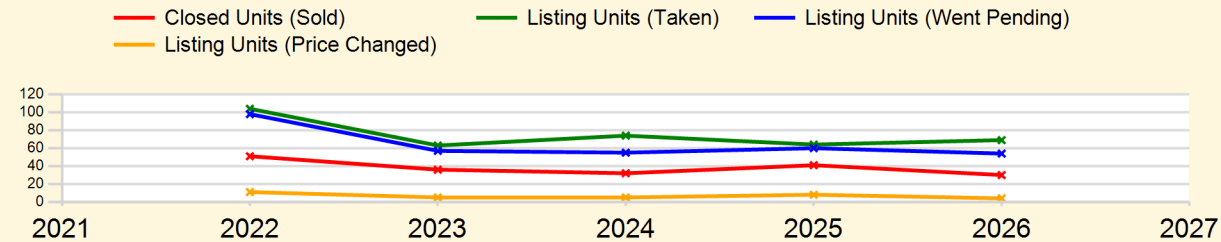
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



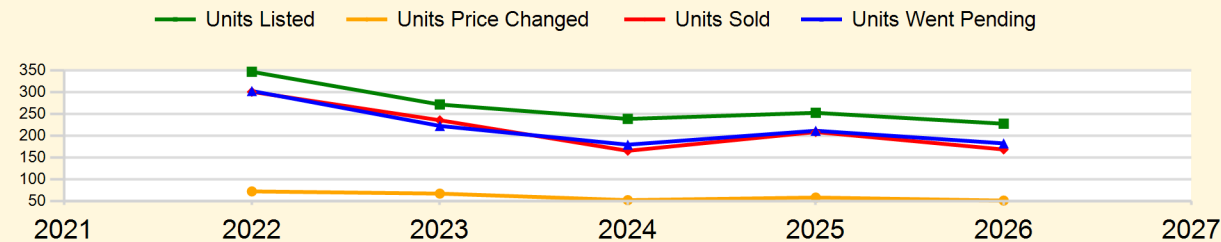
Solds / Year	2022	2023	2024	2025	2026
Days on Market	52	58	49	58	50
Days to Offer	37	39	32	46	31

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	51	36	32	41	30
Units Price Changed	11	5	5	8	4
Units Taken	104	63	74	64	69
Units Went Pending	98	57	55	60	54

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	347	272	239	253	228
Units Price Changed	73	68	53	59	52
Units Sold	301	236	166	209	169
Units Went Pending	303	223	180	212	183