

Charlestown, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Single Family

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	3	4	4	8	0
Average Days on Market	56	105	88	158	0
Average List Price	\$1,881,000.00	\$1,383,475.00	\$1,123,725.00	\$1,132,862.50	\$0.00
Average List \$ / SqFt	\$655.24	\$778.42	\$588.37	\$767.63	\$0.00
Approximate Absorption Rate	177.78%	112.50%	137.50%	56.25%	0.00%
Approximate Months Supply of Inventory	0.56	0.89	0.73	1.78	0.00
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	75	83	82	84	82
Average Original List Price	\$1,174,087.93	\$1,237,209.64	\$1,253,958.51	\$1,344,628.57	\$1,392,641.44
Average Original List \$ / SqFt	\$587.64	\$637.64	\$636.12	\$690.01	\$730.97
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	69	64	72	64	73
Average List Price	\$1,122,924.62	\$1,198,603.13	\$1,267,605.54	\$1,331,718.75	\$1,390,120.55
Average List \$ / SqFt	\$570.18	\$614.54	\$637.03	\$663.59	\$716.03
Average Days to Offer	19	25	29	29	22
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	16	22	17	26	15
Average Original List Price	\$1,132,418.44	\$1,255,490.91	\$1,298,529.41	\$1,332,557.69	\$1,539,726.60
Average Original List \$ / SqFt	\$568.33	\$625.75	\$666.23	\$753.59	\$765.81
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	64	54	66	52	65
Average Days on Market	30	36	44	28	38
Average Days to Offer	16	25	31	17	26
Average Sale Price	\$1,124,810.92	\$1,196,362.87	\$1,297,892.42	\$1,280,365.38	\$1,376,998.46
Average Sale \$ / SqFt	\$584.11	\$607.55	\$656.76	\$654.44	\$728.87
Average List Price	\$1,124,264.06	\$1,202,720.37	\$1,272,037.86	\$1,273,251.92	\$1,356,733.85
Average List \$ / SqFt	\$583.12	\$606.59	\$648.72	\$650.72	\$719.04
Average Original List Price	\$1,136,981.25	\$1,215,051.85	\$1,313,130.29	\$1,277,755.77	\$1,372,670.75
Average Original List \$ / SqFt	\$589.85	\$612.41	\$662.99	\$652.98	\$730.72
Average Sale Price as % of List Price	100%	100.03%	101.29%	100.50%	101.37%
Average Sale Price as % of Original List Price	98.90%	98.97%	99.52%	100.03%	100.18%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	75	83	82	84	82
Units Price Changed	16	22	17	26	15
Units Went Pending	69	64	72	64	73
Units Sold	64	54	66	54	66

Charlestown, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

Condominium

Listing Inventory on December 29	2017	2018	2019	2020	2021
Listing Units	14	17	9	37	13
Average Days on Market	80	91	100	87	92
Average List Price	\$908,842.86	\$847,070.59	\$941,322.22	\$938,302.70	\$992,138.46
Average List \$ / SqFt	\$726.12	\$654.95	\$711.43	\$756.56	\$746.44
Approximate Absorption Rate	132.74%	113.73%	200.00%	48.87%	175.00%
Approximate Months Supply of Inventory	0.75	0.88	0.50	2.05	0.57
Listed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Taken)	256	275	265	325	299
Average Original List Price	\$769,882.42	\$808,563.60	\$828,684.62	\$867,019.69	\$858,091.89
Average Original List \$ / SqFt	\$677.26	\$711.09	\$735.82	\$778.00	\$787.58
Went Pending (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Went Pending)	233	232	234	233	273
Average List Price	\$738,624.03	\$765,414.61	\$779,530.44	\$837,571.67	\$848,929.67
Average List \$ / SqFt	\$669.53	\$707.20	\$722.66	\$770.02	\$769.20
Average Days to Offer	24	19	24	23	29
Listed & Price Changed (Year to Date)	2017	2018	2019	2020	2021
Listing Units (Price Changed)	36	54	64	103	58
Average Original List Price	\$904,180.56	\$913,737.04	\$905,117.19	\$868,682.52	\$795,689.22
Average Original List \$ / SqFt	\$661.62	\$716.01	\$754.12	\$782.02	\$765.77
Sold (Year to Date)	2017	2018	2019	2020	2021
Closed Units (Sold)	219	232	216	216	264
Average Days on Market	39	30	40	31	40
Average Days to Offer	24	20	24	20	29
Average Sale Price	\$736,019.36	\$778,044.72	\$765,467.79	\$829,139.70	\$843,329.84
Average Sale \$ / SqFt	\$677.32	\$726.06	\$726.32	\$767.78	\$773.59
Average List Price	\$727,025.57	\$764,058.14	\$764,694.09	\$831,952.77	\$839,843.94
Average List \$ / SqFt	\$665.27	\$709.93	\$723.78	\$769.60	\$769.64
Average Original List Price	\$734,147.03	\$771,688.75	\$776,801.50	\$840,698.15	\$849,528.78
Average Original List \$ / SqFt	\$670.68	\$715.48	\$733.90	\$777.64	\$778.13
Average Sale Price as % of List Price	101.83%	102.25%	100.33%	99.78%	100.55%
Average Sale Price as % of Original List Price	101.12%	101.52%	99.03%	98.80%	99.45%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	2	0	0	0
12-Month Activity as of December 29	2017	2018	2019	2020	2021
Units Listed	256	275	265	325	301
Units Price Changed	36	54	64	103	59
Units Went Pending	233	232	234	233	275
Units Sold	223	232	216	217	273

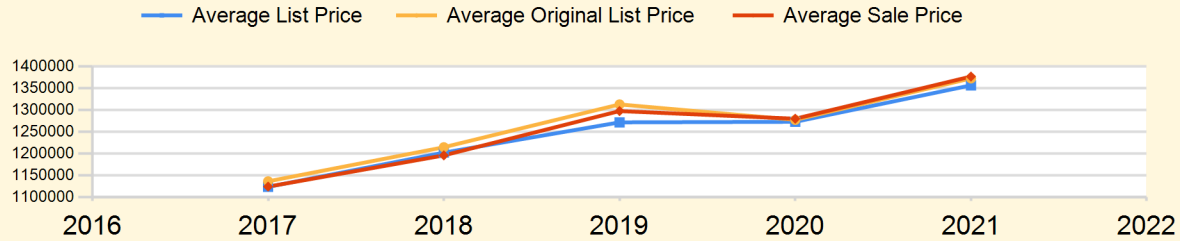
Charlestown, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

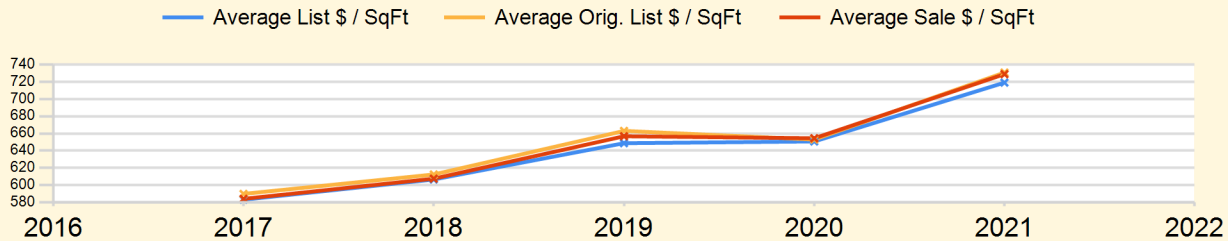
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$1,124,264.06	\$1,202,720.37	\$1,272,037.86	\$1,273,251.92	\$1,356,733.85
Original List Price	\$1,136,981.25	\$1,215,051.85	\$1,313,130.29	\$1,277,755.77	\$1,372,670.75
Sale Price	\$1,124,810.92	\$1,196,362.87	\$1,297,892.42	\$1,280,365.38	\$1,376,998.46

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



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$583.12	\$606.59	\$648.72	\$650.72	\$719.04
Orig. List \$ / SqFt	\$589.85	\$612.41	\$662.99	\$652.98	\$730.72
Sale \$ / SqFt	\$584.11	\$607.55	\$656.76	\$654.44	\$728.87

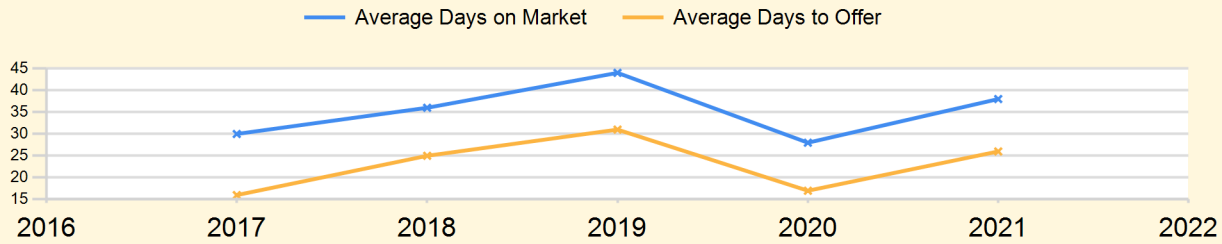
Charlestown, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

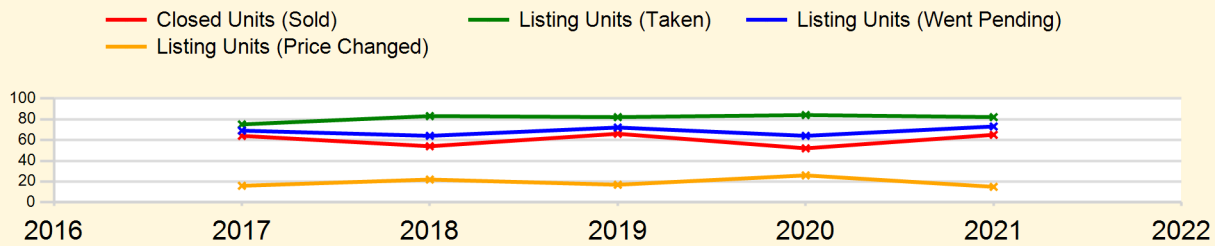
Single Family

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



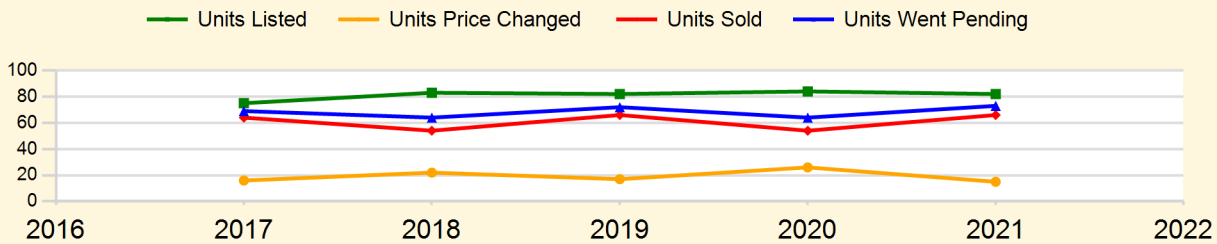
Solds / Year	2017	2018	2019	2020	2021
Days on Market	30	36	44	28	38
Days to Offer	16	25	31	17	26

Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
Units Sold	64	54	66	52	65
Units Price Changed	16	22	17	26	15
Units Taken	75	83	82	84	82
Units Went Pending	69	64	72	64	73

12 Months Activity



Category / Year	2017	2018	2019	2020	2021
Units Listed	75	83	82	84	82
Units Price Changed	16	22	17	26	15
Units Sold	64	54	66	54	66
Units Went Pending	69	64	72	64	73

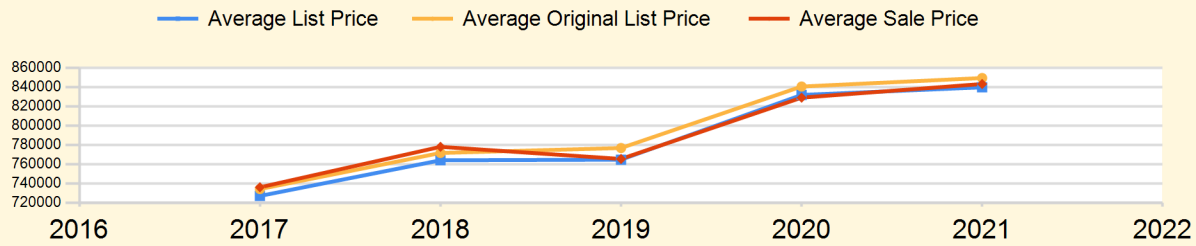
Charlestown, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

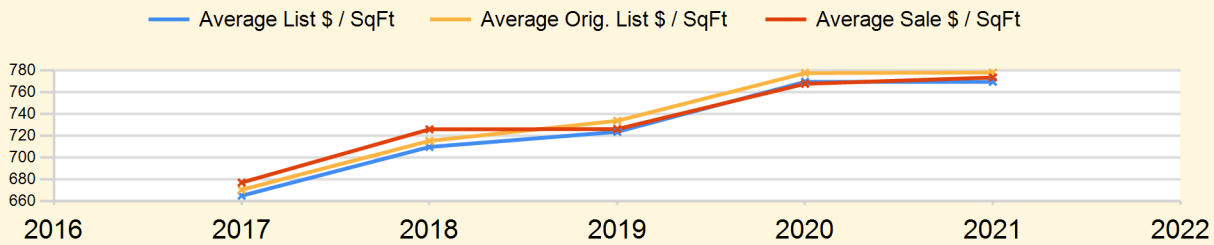
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2017	2018	2019	2020	2021
List Price	\$727,025.57	\$764,058.14	\$764,694.09	\$831,952.77	\$839,843.94
Original List Price	\$734,147.03	\$771,688.75	\$776,801.50	\$840,698.15	\$849,528.78
Sale Price	\$736,019.36	\$778,044.72	\$765,467.79	\$829,139.70	\$843,329.84

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



Solds / Year	2017	2018	2019	2020	2021
List \$ / SqFt	\$665.27	\$709.93	\$723.78	\$769.60	\$769.64
Orig. List \$ / SqFt	\$670.68	\$715.48	\$733.90	\$777.64	\$778.13
Sale \$ / SqFt	\$677.32	\$726.06	\$726.32	\$767.78	\$773.59

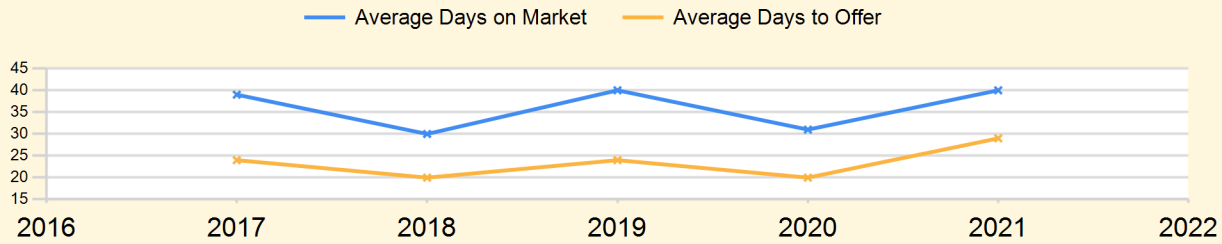
Charlestown, MA Area Market Review

2017 - 2021 As of December 29, 2021

Prepared by Joe Wolvek on Wednesday, December 29, 2021

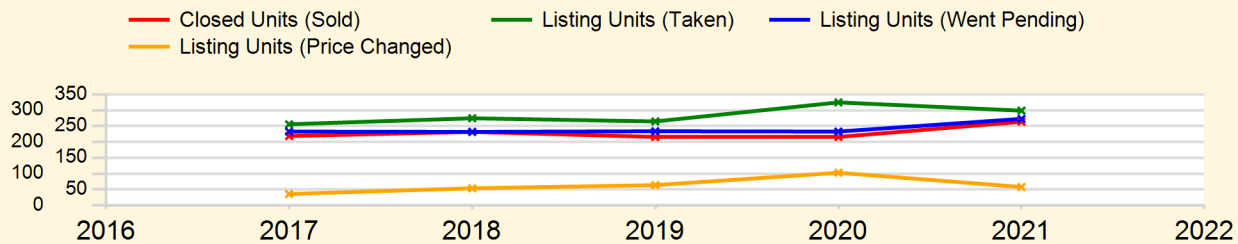
Condominium

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



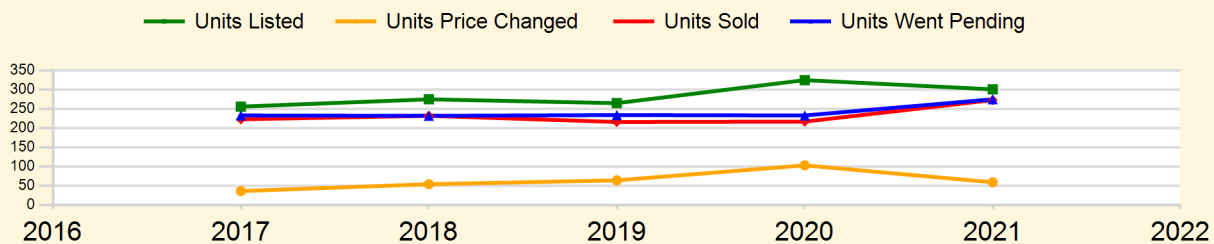
Solds / Year	2017	2018	2019	2020	2021
Days on Market	39	30	40	31	40
Days to Offer	24	20	24	20	29

Listing Units (Year to Date)



Category / Year	2017	2018	2019	2020	2021
Units Sold	219	232	216	216	264
Units Price Changed	36	54	64	103	58
Units Taken	256	275	265	325	299
Units Went Pending	233	232	234	233	273

12 Months Activity



Category / Year	2017	2018	2019	2020	2021
Units Listed	256	275	265	325	301
Units Price Changed	36	54	64	103	59
Units Sold	223	232	216	217	273
Units Went Pending	233	232	234	233	275