

Charlestown, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$1,016,000

Typical Home Value (ZHVI)

▲ 1.9% YoY

\$1,138,167

Median Sale Price

Closed sales, trailing month

\$1,003,000

Median List Price

Active listings

86

Homes Currently For Sale

Active inventory

51

New Listings This Month

Fresh supply

8 days

Median Days to Pending

Fast-moving segment

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

46

Sold last mo. (▼ vs. 58 LY)

\$793/sqft

Median \$/sqft (▼ 2.9% YoY)

26 days

Avg. DOM (vs. 22 last year)

81/100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$325,000 – \$550,000
1 Bedroom	~650–850 sq ft	\$470,000 – \$780,000
2 Bedroom	~950–1,300 sq ft	\$685,000 – \$1,195,000
3+ Bedroom / Townhouse	~1,500–2,400 sq ft	\$1,080,000 – \$2,210,000

AGENT TAKEAWAY

Still quick — an 8-day median to pending against 86 listings — but \$/sqft slipped 2.9% to \$793, the Compete Score eased to 81, and days on market widened to 26 from 22. Price to current comps.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median sale/list price, inventory, new listings, days to pending. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.