

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	16	25	+ 56.3%	342	333	- 2.6%
Closed Sales	30	25	- 16.7%	352	323	- 8.2%
Median Sales Price*	\$472,950	\$520,000	+ 9.9%	\$460,000	\$499,000	+ 8.5%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	48	19	- 60.4%	44	27	- 38.6%
Percent of Original List Price Received*	95.6%	102.9%	+ 7.6%	98.4%	101.5%	+ 3.2%
New Listings	6	17	+ 183.3%	362	359	- 0.8%

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

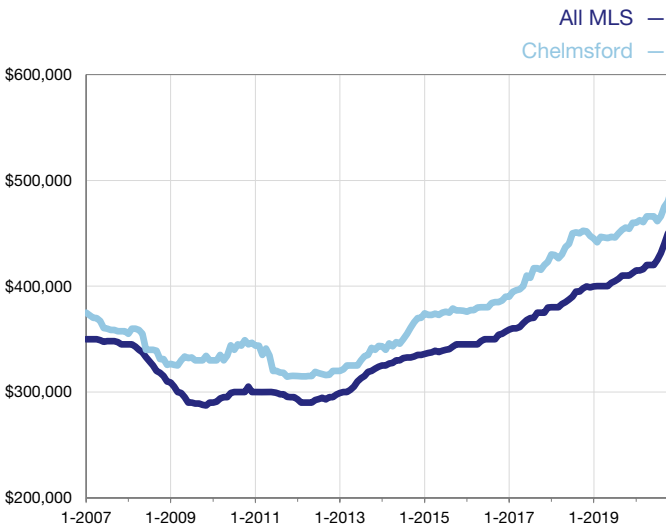
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	9	- 10.0%	196	173	- 11.7%
Closed Sales	20	14	- 30.0%	189	167	- 11.6%
Median Sales Price*	\$294,000	\$298,750	+ 1.6%	\$285,000	\$312,000	+ 9.5%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	38	38	0.0%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	98.9%	100.0%	+ 1.1%
New Listings	3	11	+ 266.7%	204	191	- 6.4%

* 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

