

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	16	- 11.1%	338	297	- 12.1%
Closed Sales	33	20	- 39.4%	343	301	- 12.2%
Median Sales Price*	\$560,000	\$597,500	+ 6.7%	\$585,000	\$645,000	+ 10.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.3	0.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	32	+ 39.1%	21	23	+ 9.5%
Percent of Original List Price Received*	103.3%	99.7%	- 3.5%	105.3%	103.9%	- 1.3%
New Listings	8	5	- 37.5%	353	333	- 5.7%

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

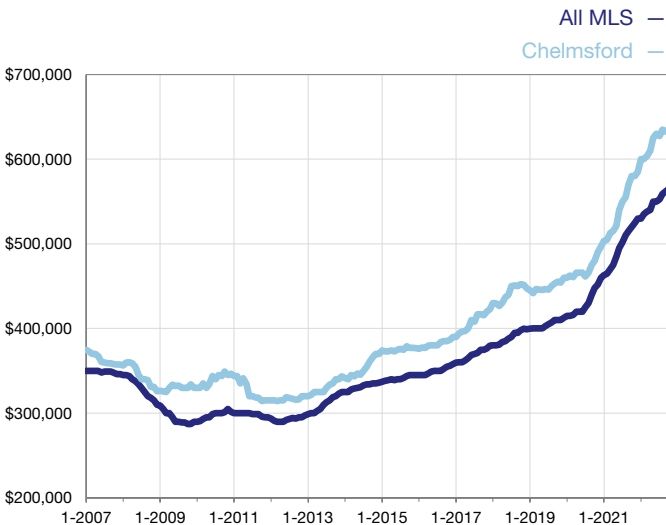
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	6	- 45.5%	191	156	- 18.3%
Closed Sales	15	7	- 53.3%	197	160	- 18.8%
Median Sales Price*	\$385,000	\$320,000	- 16.9%	\$340,500	\$425,000	+ 24.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	23	21	- 8.7%
Percent of Original List Price Received*	103.7%	99.7%	- 3.9%	103.0%	103.0%	0.0%
New Listings	6	3	- 50.0%	196	171	- 12.8%

* 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

