

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	26	37	+ 42.3%
Closed Sales	3	2	- 33.3%	29	40	+ 37.9%
Median Sales Price*	\$600,000	\$447,500	- 25.4%	\$485,000	\$580,000	+ 19.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	24	51	+ 112.5%	27	32	+ 18.5%
Percent of Original List Price Received*	104.3%	97.7%	- 6.3%	102.7%	100.9%	- 1.8%
New Listings	2	0	- 100.0%	36	49	+ 36.1%

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

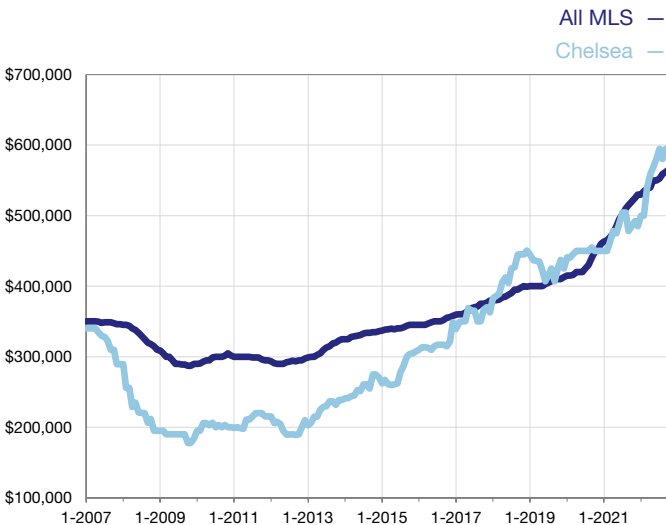
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	3	- 72.7%	192	133	- 30.7%
Closed Sales	10	11	+ 10.0%	188	146	- 22.3%
Median Sales Price*	\$387,500	\$400,000	+ 3.2%	\$399,950	\$419,000	+ 4.8%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	57	+ 67.6%	39	46	+ 17.9%
Percent of Original List Price Received*	99.1%	93.7%	- 5.4%	98.6%	100.0%	+ 1.4%
New Listings	6	2	- 66.7%	236	169	- 28.4%

* 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

