

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	13	11	- 15.4%
Closed Sales	18	10	- 44.4%	18	10	- 44.4%
Median Sales Price*	\$650,000	\$590,000	- 9.2%	\$650,000	\$590,000	- 9.2%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 11.4%	44	39	- 11.4%
Percent of Original List Price Received*	99.2%	99.0%	- 0.2%	99.2%	99.0%	- 0.2%
New Listings	16	13	- 18.8%	16	13	- 18.8%

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

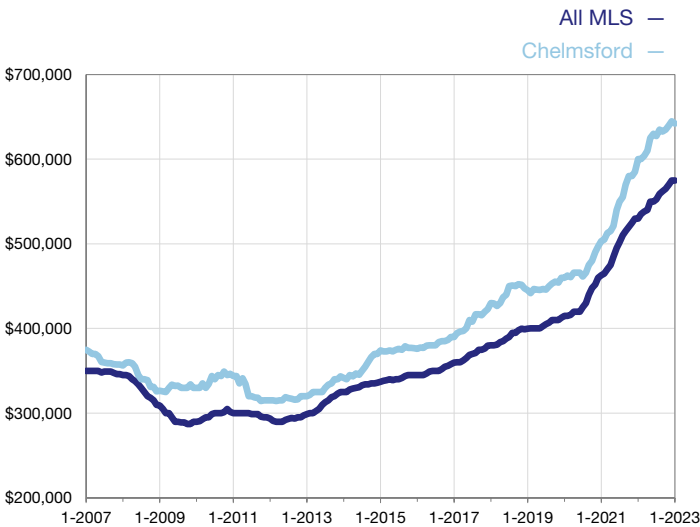
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	12	6	- 50.0%	12	6	- 50.0%
Median Sales Price*	\$399,950	\$387,750	- 3.1%	\$399,950	\$387,750	- 3.1%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	24	- 47.8%	46	24	- 47.8%
Percent of Original List Price Received*	105.4%	97.1%	- 7.9%	105.4%	97.1%	- 7.9%
New Listings	15	7	- 53.3%	15	7	- 53.3%

* 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

