

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$582,500	<b>\$545,000</b>	- 6.4%	\$582,500	<b>\$545,000</b>	- 6.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	78	27	- 65.4%	78	27	- 65.4%
Percent of Original List Price Received*	99.8%	95.8%	- 4.0%	99.8%	95.8%	- 4.0%
New Listings	5	3	- 40.0%	5	3	- 40.0%

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

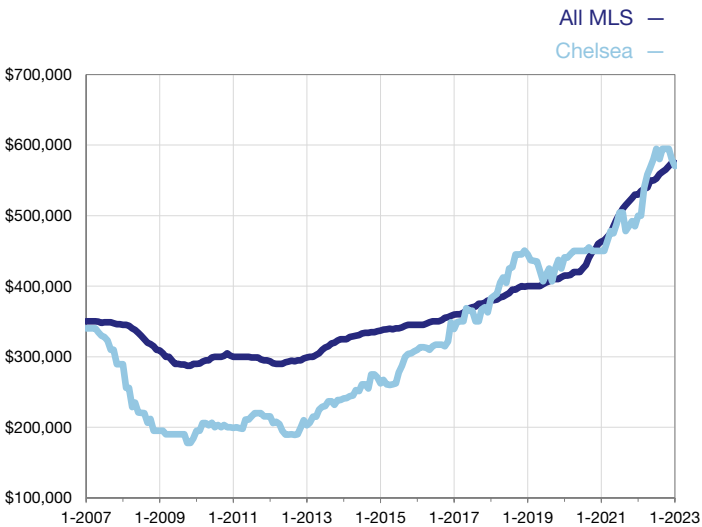
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	9	6	- 33.3%
Closed Sales	15	3	- 80.0%	15	3	- 80.0%
Median Sales Price*	\$418,000	<b>\$418,000</b>	0.0%	\$418,000	<b>\$418,000</b>	0.0%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	34	38	+ 11.8%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	98.4%	99.3%	+ 0.9%
New Listings	14	11	- 21.4%	14	11	- 21.4%

\* 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

