

# Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	32	33	+ 3.1%	310	313	+ 1.0%
Closed Sales	36	30	- 16.7%	296	302	+ 2.0%
Median Sales Price*	\$387,500	\$390,750	+ 0.8%	\$387,500	\$415,000	+ 7.1%
Inventory of Homes for Sale	61	30	- 50.8%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	71	32	- 54.9%	68	50	- 26.5%
Percent of Original List Price Received*	95.7%	97.7%	+ 2.1%	97.9%	99.7%	+ 1.8%
New Listings	34	29	- 14.7%	366	353	- 3.6%

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

### Condominium Properties

Key Metrics	October			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	15	18	+ 20.0%	179	161	- 10.1%
Closed Sales	18	11	- 38.9%	166	141	- 15.1%
Median Sales Price*	\$231,750	\$265,000	+ 14.3%	\$239,000	\$262,500	+ 9.8%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	37	21	- 43.2%	60	26	- 56.7%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	98.6%	99.2%	+ 0.6%
New Listings	16	15	- 6.3%	189	173	- 8.5%

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

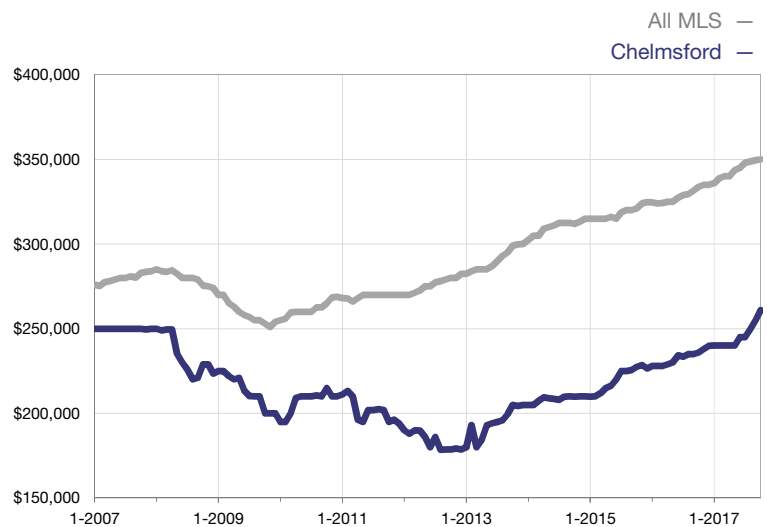
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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