

Local Market Update – June 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	44	42	- 4.5%	168	192	+ 14.3%
Closed Sales	41	36	- 12.2%	133	168	+ 26.3%
Median Sales Price*	\$452,500	\$472,500	+ 4.4%	\$452,500	\$454,750	+ 0.5%
Inventory of Homes for Sale	49	42	- 14.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	38	53	+ 39.5%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	99.6%	97.8%	- 1.8%
New Listings	59	48	- 18.6%	205	212	+ 3.4%

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

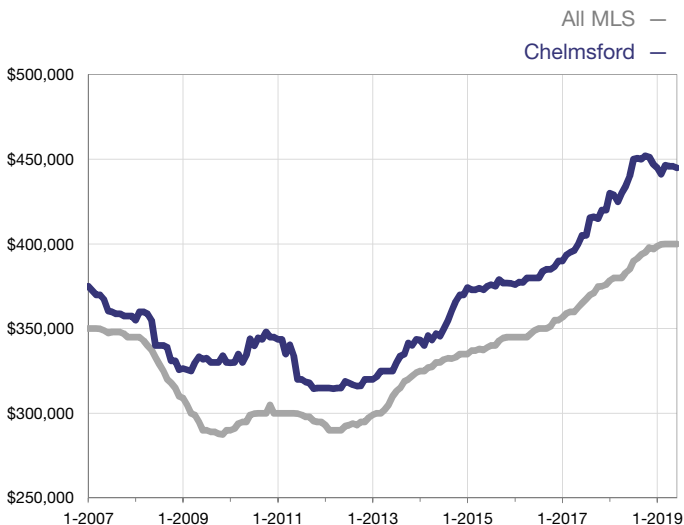
Condominium Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	18	- 18.2%	94	116	+ 23.4%
Closed Sales	21	19	- 9.5%	69	82	+ 18.8%
Median Sales Price*	\$285,000	\$295,000	+ 3.5%	\$280,000	\$280,000	0.0%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	34	43	+ 26.5%	35	47	+ 34.3%
Percent of Original List Price Received*	100.3%	100.1%	- 0.2%	100.0%	98.3%	- 1.7%
New Listings	25	25	0.0%	121	126	+ 4.1%

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

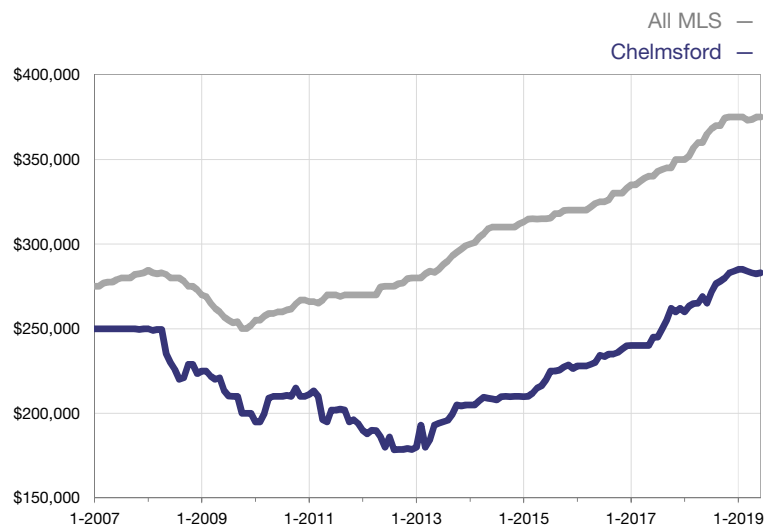
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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