

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	32	38	+ 18.8%	200	230	+ 15.0%
Closed Sales	38	38	0.0%	171	207	+ 21.1%
Median Sales Price*	\$485,000	\$489,500	+ 0.9%	\$459,900	\$460,000	+ 0.0%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	38	24	- 36.8%	38	47	+ 23.7%
Percent of Original List Price Received*	101.1%	101.1%	0.0%	99.9%	98.4%	- 1.5%
New Listings	37	38	+ 2.7%	242	250	+ 3.3%

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

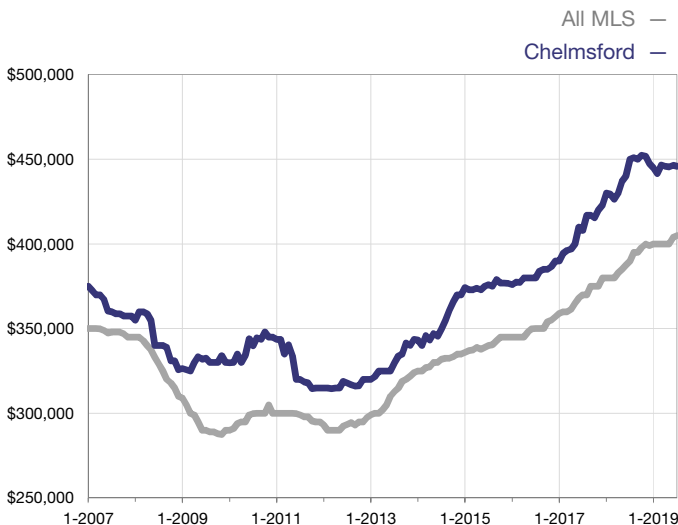
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	18	- 25.0%	118	134	+ 13.6%
Closed Sales	24	17	- 29.2%	93	99	+ 6.5%
Median Sales Price*	\$277,875	\$285,000	+ 2.6%	\$280,000	\$280,000	0.0%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	32	43	+ 34.4%
Percent of Original List Price Received*	100.3%	101.4%	+ 1.1%	100.1%	98.8%	- 1.3%
New Listings	25	18	- 28.0%	146	144	- 1.4%

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

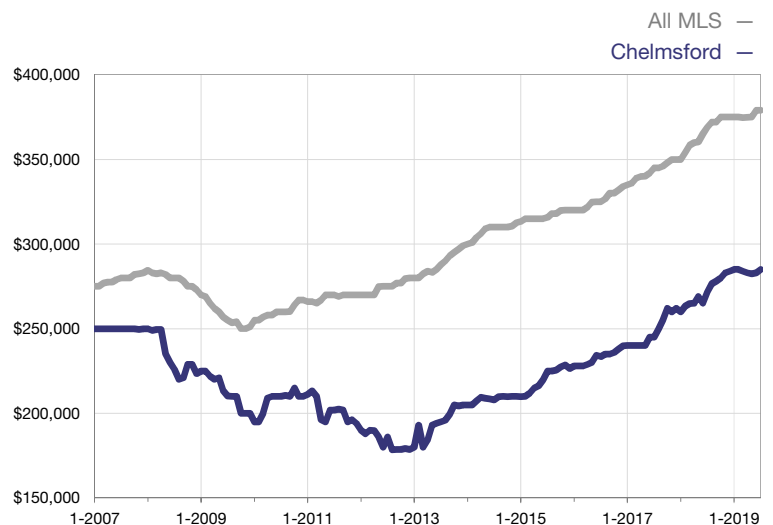
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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