

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	6	+ 50.0%	16	18	+ 12.5%
Closed Sales	2	3	+ 50.0%	13	13	0.0%
Median Sales Price*	\$550,000	\$450,000	- 18.2%	\$450,000	\$385,000	- 14.4%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	4.1	1.2	- 70.7%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	46	53	+ 15.2%
Percent of Original List Price Received*	96.3%	96.6%	+ 0.3%	97.2%	99.3%	+ 2.2%
New Listings	7	5	- 28.6%	30	22	- 26.7%

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

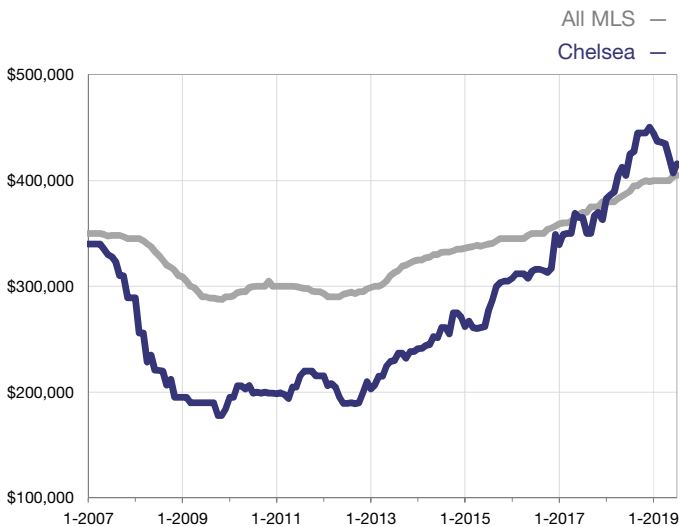
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	5	- 66.7%	94	84	- 10.6%
Closed Sales	12	17	+ 41.7%	78	84	+ 7.7%
Median Sales Price*	\$340,000	\$378,000	+ 11.2%	\$332,500	\$378,250	+ 13.8%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	36	+ 33.3%	35	37	+ 5.7%
Percent of Original List Price Received*	99.7%	100.3%	+ 0.6%	98.4%	98.3%	- 0.1%
New Listings	17	6	- 64.7%	122	110	- 9.8%

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

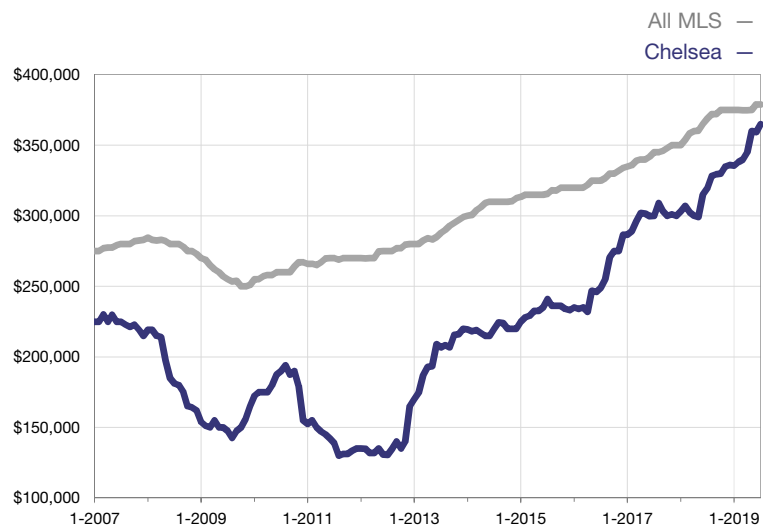
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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