

# Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	23	18	- 21.7%	306	330	+ 7.8%
Closed Sales	31	26	- 16.1%	298	321	+ 7.7%
Median Sales Price*	\$453,000	<b>\$427,500</b>	- 5.6%	\$451,363	<b>\$460,000</b>	+ 1.9%
Inventory of Homes for Sale	66	19	- 71.2%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	37	44	+ 18.9%
Percent of Original List Price Received*	97.2%	<b>99.2%</b>	+ 2.1%	99.3%	<b>98.7%</b>	- 0.6%
New Listings	26	17	- 34.6%	405	357	- 11.9%

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

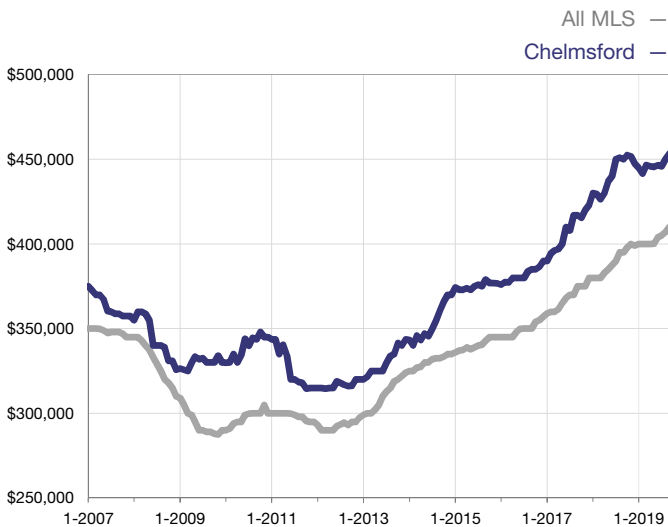
### Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	11	- 26.7%	174	187	+ 7.5%
Closed Sales	11	21	+ 90.9%	168	169	+ 0.6%
Median Sales Price*	\$290,000	<b>\$344,500</b>	+ 18.8%	\$285,000	<b>\$285,000</b>	0.0%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	36	38	+ 5.6%
Percent of Original List Price Received*	98.9%	<b>99.3%</b>	+ 0.4%	99.8%	<b>98.9%</b>	- 0.9%
New Listings	10	10	0.0%	212	200	- 5.7%

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

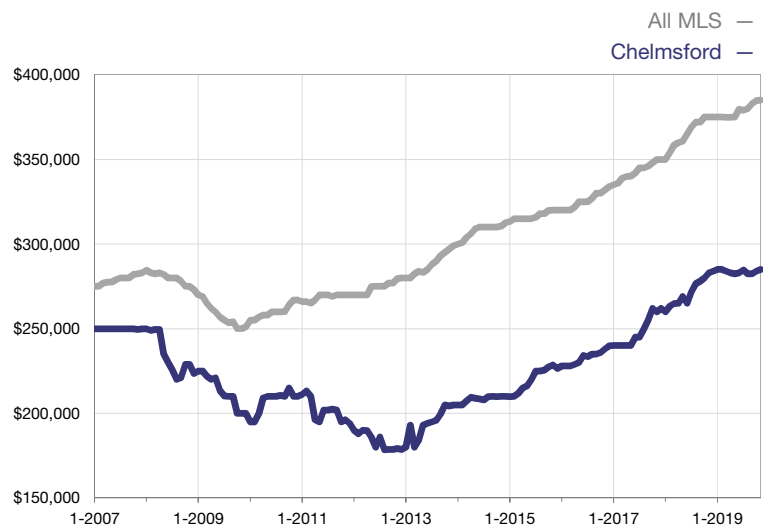
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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