

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	40	+ 110.5%	79	112	+ 41.8%
Closed Sales	26	30	+ 15.4%	62	85	+ 37.1%
Median Sales Price*	\$519,950	\$554,500	+ 6.6%	\$460,000	\$550,000	+ 19.6%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	34	28	- 17.6%
Percent of Original List Price Received*	101.5%	108.3%	+ 6.7%	99.5%	104.8%	+ 5.3%
New Listings	24	50	+ 108.3%	100	116	+ 16.0%

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

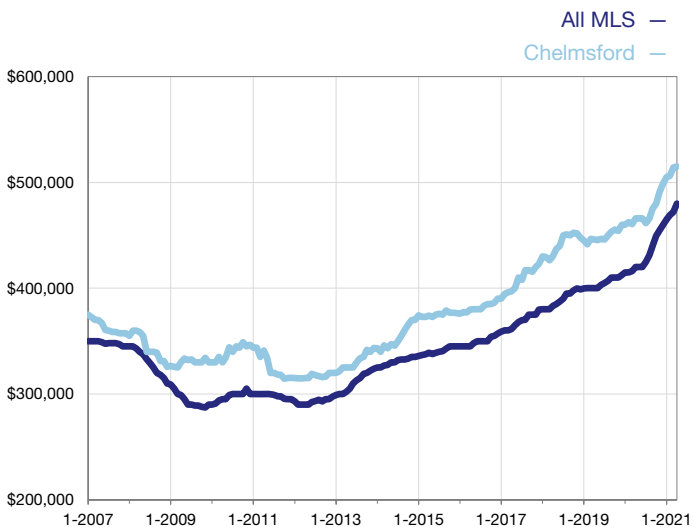
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	11	+ 37.5%	43	59	+ 37.2%
Closed Sales	15	14	- 6.7%	49	50	+ 2.0%
Median Sales Price*	\$309,900	\$277,450	- 10.5%	\$316,500	\$261,000	- 17.5%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	46	24	- 47.8%	46	24	- 47.8%
Percent of Original List Price Received*	100.2%	102.4%	+ 2.2%	100.4%	100.5%	+ 0.1%
New Listings	5	14	+ 180.0%	56	63	+ 12.5%

\* 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

