

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	9	9	0.0%
Closed Sales	1	4	+ 300.0%	12	12	0.0%
Median Sales Price*	\$450,000	<b>\$507,500</b>	+ 12.8%	\$445,500	<b>\$476,500</b>	+ 7.0%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	35	26	- 25.7%
Percent of Original List Price Received*	104.9%	<b>102.3%</b>	- 2.5%	92.9%	<b>102.8%</b>	+ 10.7%
New Listings	5	2	- 60.0%	14	8	- 42.9%

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

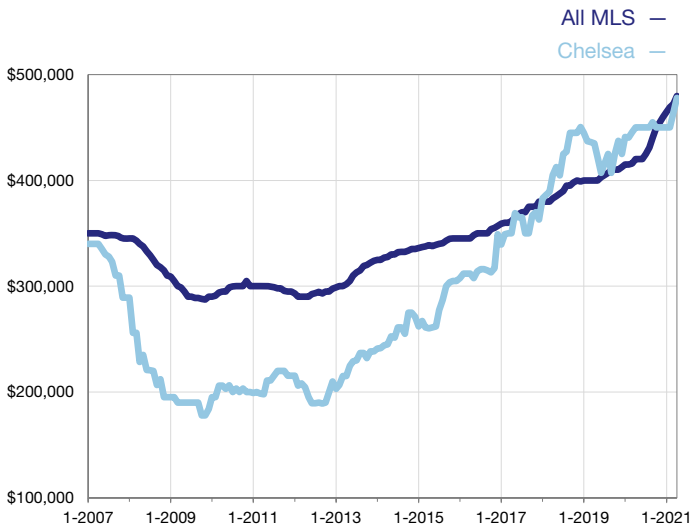
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	26	+ 271.4%	33	93	+ 181.8%
Closed Sales	5	19	+ 280.0%	29	58	+ 100.0%
Median Sales Price*	\$378,000	<b>\$405,000</b>	+ 7.1%	\$375,000	<b>\$342,500</b>	- 8.7%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	12	28	+ 133.3%	47	52	+ 10.6%
Percent of Original List Price Received*	98.7%	<b>99.2%</b>	+ 0.5%	98.3%	<b>96.7%</b>	- 1.6%
New Listings	10	38	+ 280.0%	43	112	+ 160.5%

\* 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

