

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	35	45	+ 28.6%	114	157	+ 37.7%
Closed Sales	26	28	+ 7.7%	88	113	+ 28.4%
Median Sales Price*	\$464,000	<b>\$542,500</b>	+ 16.9%	\$462,000	<b>\$550,000</b>	+ 19.0%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	41	19	- 53.7%	36	26	- 27.8%
Percent of Original List Price Received*	100.9%	<b>108.1%</b>	+ 7.1%	99.9%	<b>105.7%</b>	+ 5.8%
New Listings	34	43	+ 26.5%	134	159	+ 18.7%

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

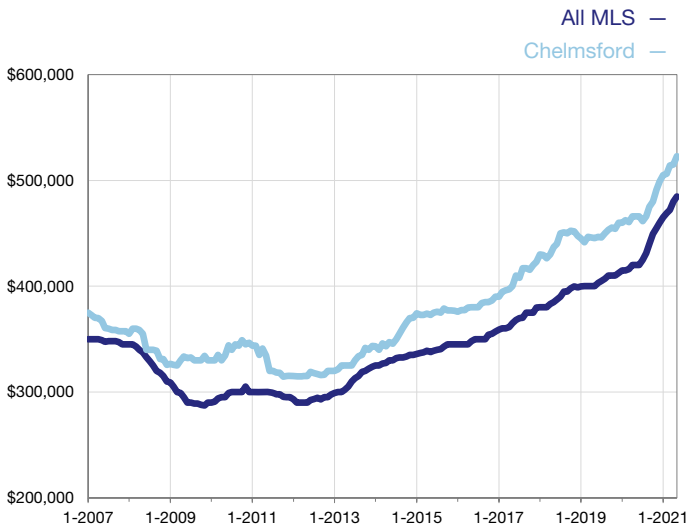
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	19	+ 90.0%	53	77	+ 45.3%
Closed Sales	7	13	+ 85.7%	56	63	+ 12.5%
Median Sales Price*	\$294,500	<b>\$335,000</b>	+ 13.8%	\$313,200	<b>\$274,900</b>	- 12.2%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	43	25	- 41.9%
Percent of Original List Price Received*	100.1%	<b>104.6%</b>	+ 4.5%	100.4%	<b>101.3%</b>	+ 0.9%
New Listings	16	15	- 6.3%	72	78	+ 8.3%

\* 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

