

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	13	15	+ 15.4%
Closed Sales	4	1	- 75.0%	17	14	- 17.6%
Median Sales Price*	\$390,000	\$499,000	+ 27.9%	\$450,000	\$476,500	+ 5.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	62	2	- 96.8%	40	24	- 40.0%
Percent of Original List Price Received*	100.9%	108.7%	+ 7.7%	95.1%	103.9%	+ 9.3%
New Listings	2	3	+ 50.0%	16	14	- 12.5%

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

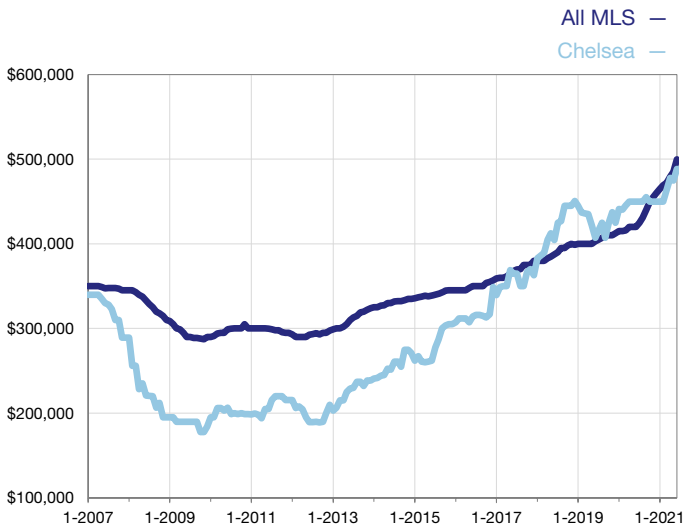
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	17	+ 142.9%	49	123	+ 151.0%
Closed Sales	7	21	+ 200.0%	44	108	+ 145.5%
Median Sales Price*	\$416,000	\$465,000	+ 11.8%	\$358,500	\$423,200	+ 18.0%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	59	28	- 52.5%	45	40	- 11.1%
Percent of Original List Price Received*	96.8%	100.4%	+ 3.7%	97.6%	98.2%	+ 0.6%
New Listings	11	22	+ 100.0%	64	148	+ 131.3%

* 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

