

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	3	0.0%	4	6	+ 50.0%
Closed Sales	3	3	0.0%	7	5	- 28.6%
Median Sales Price*	\$478,000	\$459,000	- 4.0%	\$440,000	\$550,000	+ 25.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	47	+ 135.0%	20	59	+ 195.0%
Percent of Original List Price Received*	100.5%	103.5%	+ 3.0%	104.0%	102.0%	- 1.9%
New Listings	2	2	0.0%	4	7	+ 75.0%

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

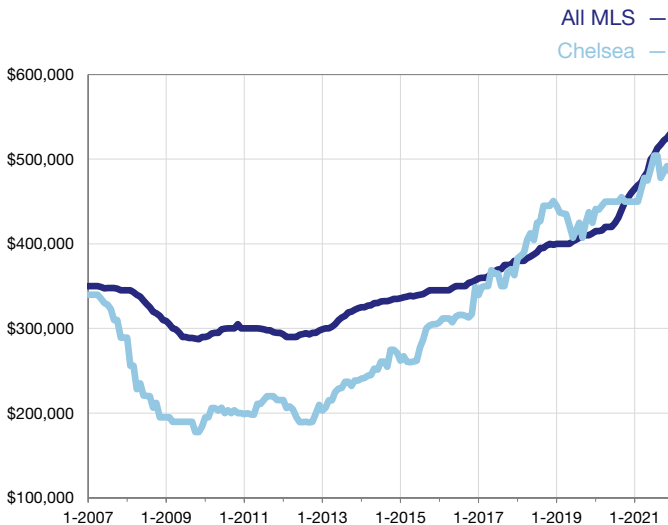
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	10	- 60.0%	40	19	- 52.5%
Closed Sales	4	6	+ 50.0%	13	21	+ 61.5%
Median Sales Price*	\$275,500	\$344,500	+ 25.0%	\$310,000	\$412,500	+ 33.1%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	103	59	- 42.7%	71	41	- 42.3%
Percent of Original List Price Received*	92.1%	106.2%	+ 15.3%	94.9%	100.6%	+ 6.0%
New Listings	22	13	- 40.9%	45	27	- 40.0%

* 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

