

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	44	39	- 11.4%	154	121	- 21.4%
Closed Sales	28	22	- 21.4%	113	88	- 22.1%
Median Sales Price*	\$542,500	\$705,000	+ 30.0%	\$550,000	\$657,500	+ 19.5%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	26	21	- 19.2%
Percent of Original List Price Received*	108.1%	106.3%	- 1.7%	105.7%	106.6%	+ 0.9%
New Listings	43	39	- 9.3%	159	141	- 11.3%

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

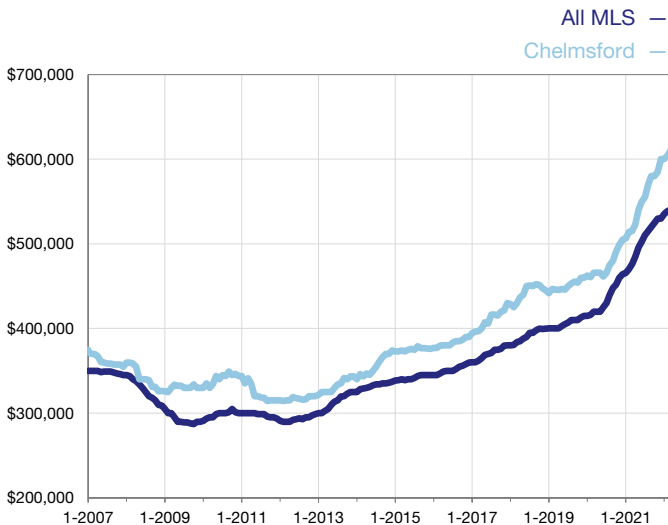
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	20	+ 11.1%	73	84	+ 15.1%
Closed Sales	13	27	+ 107.7%	63	67	+ 6.3%
Median Sales Price*	\$335,000	\$429,900	+ 28.3%	\$274,900	\$421,803	+ 53.4%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	10	- 61.5%	25	22	- 12.0%
Percent of Original List Price Received*	104.6%	105.1%	+ 0.5%	101.3%	105.4%	+ 4.0%
New Listings	15	27	+ 80.0%	78	98	+ 25.6%

* 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

