

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chester

### Single-Family Properties

| Key Metrics                              | July      |                  |         | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
|                                          | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 5         | 3                | - 40.0% | 16           | 9                | - 43.8% |
| Closed Sales                             | 6         | 2                | - 66.7% | 16           | 7                | - 56.3% |
| Median Sales Price*                      | \$251,000 | <b>\$205,000</b> | - 18.3% | \$197,500    | <b>\$254,000</b> | + 28.6% |
| Inventory of Homes for Sale              | 3         | 4                | + 33.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.4       | 1.8              | + 28.6% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 52        | 69               | + 32.7% | 133          | 65               | - 51.1% |
| Percent of Original List Price Received* | 93.7%     | <b>98.3%</b>     | + 4.9%  | 91.5%        | <b>96.1%</b>     | + 5.0%  |
| New Listings                             | 5         | 2                | - 60.0% | 17           | 10               | - 41.2% |

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

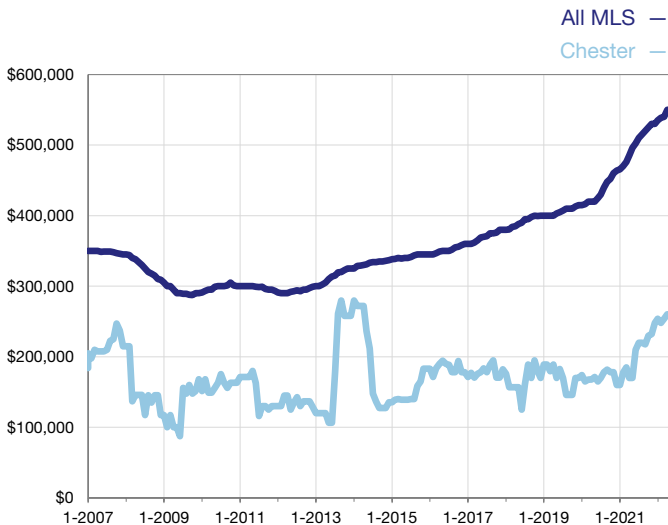
### Condominium Properties

| Key Metrics                              | July |             |       | Year to Date |             |       |
|------------------------------------------|------|-------------|-------|--------------|-------------|-------|
|                                          | 2021 | 2022        | + / - | 2021         | 2022        | + / - |
| Pending Sales                            | 0    | 0           | --    | 0            | 0           | --    |
| Closed Sales                             | 0    | 0           | --    | 0            | 0           | --    |
| Median Sales Price*                      | \$0  | <b>\$0</b>  | --    | \$0          | <b>\$0</b>  | --    |
| Inventory of Homes for Sale              | 0    | 0           | --    | --           | --          | --    |
| Months Supply of Inventory               | 0.0  | 0.0         | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0    | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0% | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| New Listings                             | 0    | 0           | --    | 0            | 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

