

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	36	+ 38.5%	262	245	- 6.5%
Closed Sales	34	28	- 17.6%	257	229	- 10.9%
Median Sales Price*	\$622,500	\$614,500	- 1.3%	\$586,000	\$645,000	+ 10.1%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	15	26	+ 73.3%	20	20	0.0%
Percent of Original List Price Received*	104.5%	101.6%	- 2.8%	105.9%	105.3%	- 0.6%
New Listings	28	43	+ 53.6%	292	296	+ 1.4%

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

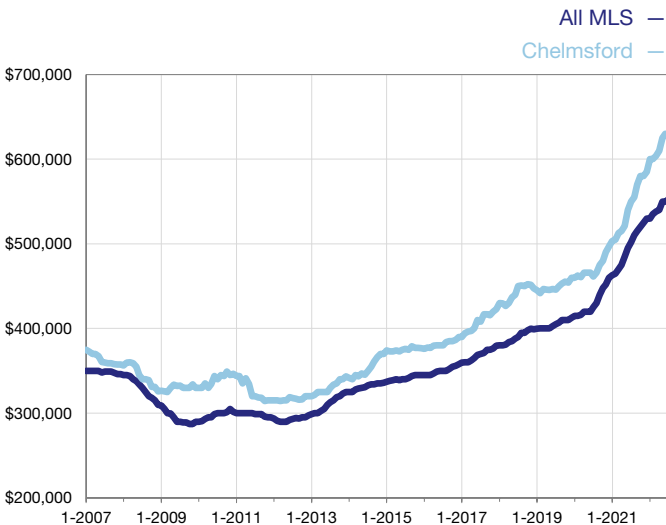
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	14	- 12.5%	146	136	- 6.8%
Closed Sales	18	13	- 27.8%	146	134	- 8.2%
Median Sales Price*	\$316,500	\$417,000	+ 31.8%	\$322,000	\$425,000	+ 32.0%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	20	35	+ 75.0%	24	21	- 12.5%
Percent of Original List Price Received*	103.0%	97.9%	- 5.0%	102.9%	103.5%	+ 0.6%
New Listings	21	13	- 38.1%	165	151	- 8.5%

* 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

