

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	29	24	- 17.2%	320	283	- 11.6%
Closed Sales	27	23	- 14.8%	310	280	- 9.7%
Median Sales Price*	\$535,000	\$641,000	+ 19.8%	\$585,500	\$645,000	+ 10.2%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	35	+ 29.6%	21	22	+ 4.8%
Percent of Original List Price Received*	103.4%	98.6%	- 4.6%	105.5%	104.3%	- 1.1%
New Listings	24	17	- 29.2%	345	328	- 4.9%

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

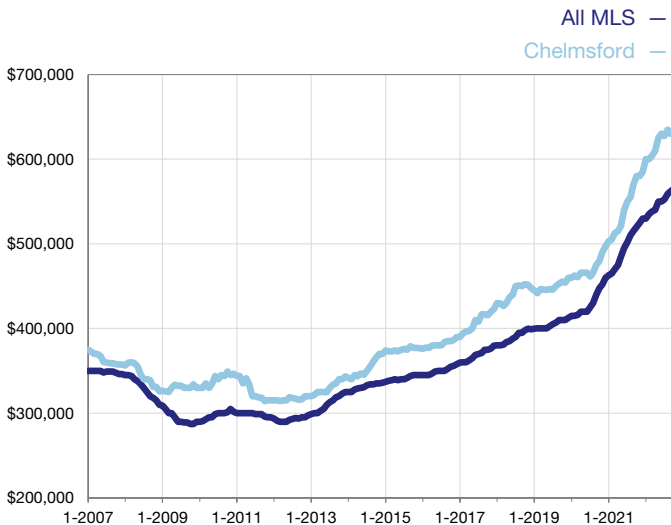
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	7	- 46.2%	180	150	- 16.7%
Closed Sales	17	7	- 58.8%	182	153	- 15.9%
Median Sales Price*	\$383,000	\$400,000	+ 4.4%	\$339,500	\$425,000	+ 25.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	23	21	- 8.7%
Percent of Original List Price Received*	103.9%	97.0%	- 6.6%	102.9%	103.1%	+ 0.2%
New Listings	10	6	- 40.0%	190	168	- 11.6%

* 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

