

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	3	+ 50.0%	24	37	+ 54.2%
Closed Sales	6	2	- 66.7%	26	38	+ 46.2%
Median Sales Price*	\$526,000	\$536,250	+ 1.9%	\$485,000	\$592,500	+ 22.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	59	+ 47.5%	27	31	+ 14.8%
Percent of Original List Price Received*	97.4%	85.5%	- 12.2%	102.6%	101.1%	- 1.5%
New Listings	1	3	+ 200.0%	34	49	+ 44.1%

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

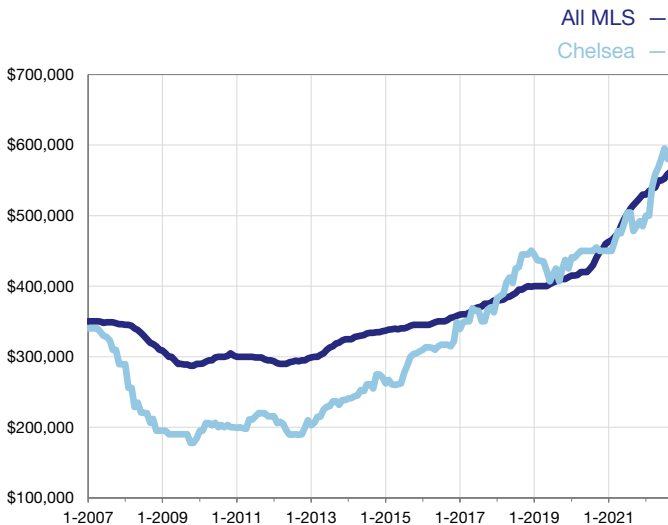
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	181	131	- 27.6%
Closed Sales	10	10	0.0%	178	134	- 24.7%
Median Sales Price*	\$345,000	\$417,500	+ 21.0%	\$402,500	\$420,000	+ 4.3%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	40	84	+ 110.0%	39	44	+ 12.8%
Percent of Original List Price Received*	98.3%	97.2%	- 1.1%	98.5%	100.5%	+ 2.0%
New Listings	14	5	- 64.3%	230	166	- 27.8%

* 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

