

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	11	- 59.3%	55	32	- 41.8%
Closed Sales	14	14	0.0%	44	37	- 15.9%
Median Sales Price*	\$687,500	\$605,000	- 12.0%	\$650,000	\$600,000	- 7.7%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	15	41	+ 173.3%	28	45	+ 60.7%
Percent of Original List Price Received*	110.6%	103.1%	- 6.8%	105.2%	100.3%	- 4.7%
New Listings	30	11	- 63.3%	66	35	- 47.0%

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

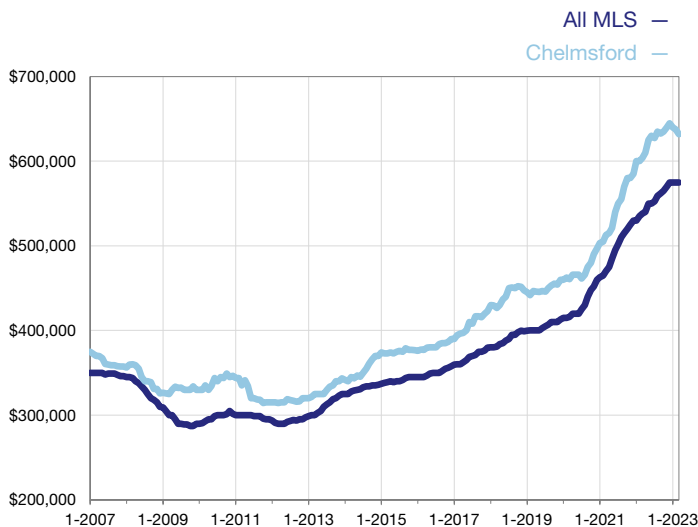
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	38	24	- 36.8%
Closed Sales	6	10	+ 66.7%	28	26	- 7.1%
Median Sales Price*	\$358,550	\$450,950	+ 25.8%	\$378,750	\$439,950	+ 16.2%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	36	24	- 33.3%
Percent of Original List Price Received*	106.8%	100.1%	- 6.3%	104.8%	99.8%	- 4.8%
New Listings	22	10	- 54.5%	50	25	- 50.0%

* 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

