

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	16	- 33.3%	79	46	- 41.8%
Closed Sales	22	8	- 63.6%	66	45	- 31.8%
Median Sales Price*	\$664,000	<b>\$568,750</b>	- 14.3%	\$650,000	<b>\$595,000</b>	- 8.5%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	0.9	<b>0.4</b>	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	13	<b>36</b>	+ 176.9%	23	<b>43</b>	+ 87.0%
Percent of Original List Price Received*	109.6%	<b>104.7%</b>	- 4.5%	106.7%	<b>101.0%</b>	- 5.3%
New Listings	36	<b>13</b>	- 63.9%	102	<b>48</b>	- 52.9%

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

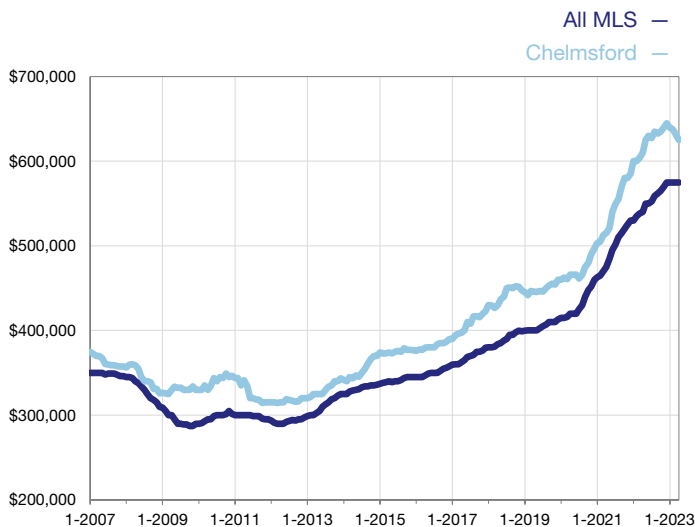
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	13	- 38.1%	59	36	- 39.0%
Closed Sales	12	7	- 41.7%	40	33	- 17.5%
Median Sales Price*	\$427,500	<b>\$357,000</b>	- 16.5%	\$398,000	<b>\$428,000</b>	+ 7.5%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	<b>1.7</b>	+ 88.9%	--	--	--
Cumulative Days on Market Until Sale	15	<b>30</b>	+ 100.0%	30	<b>26</b>	- 13.3%
Percent of Original List Price Received*	107.6%	<b>101.6%</b>	- 5.6%	105.6%	<b>100.2%</b>	- 5.1%
New Listings	21	<b>22</b>	+ 4.8%	71	<b>47</b>	- 33.8%

\* 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

