

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	11	6	- 45.5%
Closed Sales	3	1	- 66.7%	11	4	- 63.6%
Median Sales Price*	\$650,000	\$667,500	+ 2.7%	\$595,000	\$611,250	+ 2.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.1	0.9	- 71.0%	--	--	--
Cumulative Days on Market Until Sale	19	37	+ 94.7%	43	45	+ 4.7%
Percent of Original List Price Received*	107.7%	105.1%	- 2.4%	101.2%	100.7%	- 0.5%
New Listings	8	3	- 62.5%	19	9	- 52.6%

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

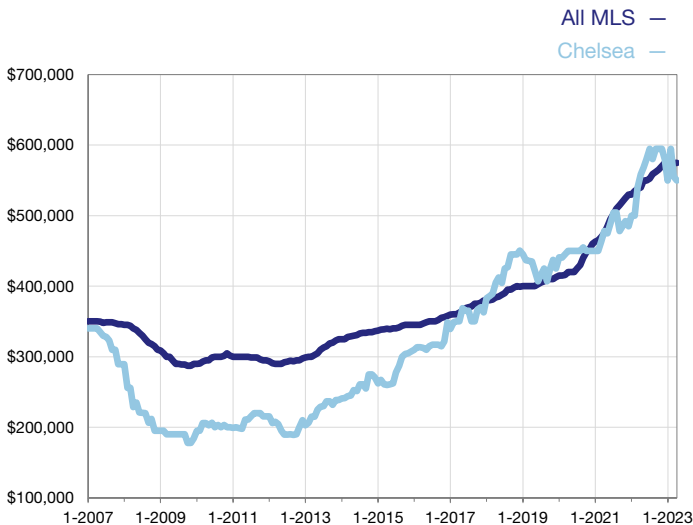
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	50	30	- 40.0%
Closed Sales	13	7	- 46.2%	45	19	- 57.8%
Median Sales Price*	\$457,000	\$430,000	- 5.9%	\$415,000	\$455,000	+ 9.6%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	49	19	- 61.2%	41	32	- 22.0%
Percent of Original List Price Received*	100.7%	101.5%	+ 0.8%	100.3%	100.2%	- 0.1%
New Listings	19	24	+ 26.3%	69	82	+ 18.8%

* 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

