

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chester

### Single-Family Properties

| Key Metrics                              | April |           |          | Year to Date |           |         |
|------------------------------------------|-------|-----------|----------|--------------|-----------|---------|
|                                          | 2022  | 2023      | + / -    | 2022         | 2023      | + / -   |
| Pending Sales                            | 1     | 1         | 0.0%     | 4            | 4         | 0.0%    |
| Closed Sales                             | 0     | 1         | --       | 5            | 5         | 0.0%    |
| Median Sales Price*                      | \$0   | \$110,000 | --       | \$275,000    | \$112,174 | - 59.2% |
| Inventory of Homes for Sale              | 1     | 2         | + 100.0% | --           | --        | --      |
| Months Supply of Inventory               | 0.4   | 1.2       | + 200.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 0     | 54        | --       | 63           | 98        | + 55.6% |
| Percent of Original List Price Received* | 0.0%  | 100.1%    | --       | 95.2%        | 95.7%     | + 0.5%  |
| New Listings                             | 0     | 0         | --       | 2            | 2         | 0.0%    |

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

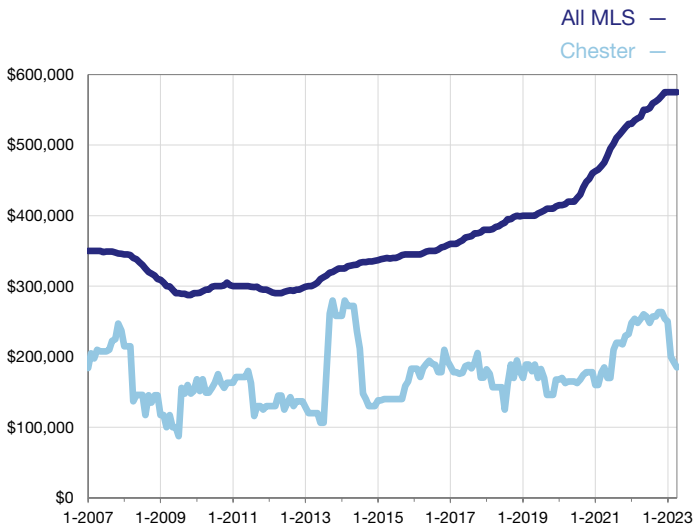
### Condominium Properties

| Key Metrics                              | April |      |       | Year to Date |      |       |
|------------------------------------------|-------|------|-------|--------------|------|-------|
|                                          | 2022  | 2023 | + / - | 2022         | 2023 | + / - |
| Pending Sales                            | 0     | 0    | --    | 0            | 0    | --    |
| Closed Sales                             | 0     | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0   | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0     | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0   | 0.0  | --    | --           | --   | --    |
| Cumulative Days on Market Until Sale     | 0     | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%  | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0     | 0    | --    | 0            | 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

