

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	21	- 43.2%	116	64	- 44.8%
Closed Sales	23	7	- 69.6%	89	52	- 41.6%
Median Sales Price*	\$705,000	\$640,000	- 9.2%	\$655,000	\$597,650	- 8.8%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	28	+ 100.0%	21	41	+ 95.2%
Percent of Original List Price Received*	106.5%	103.0%	- 3.3%	106.7%	101.3%	- 5.1%
New Listings	38	23	- 39.5%	140	70	- 50.0%

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

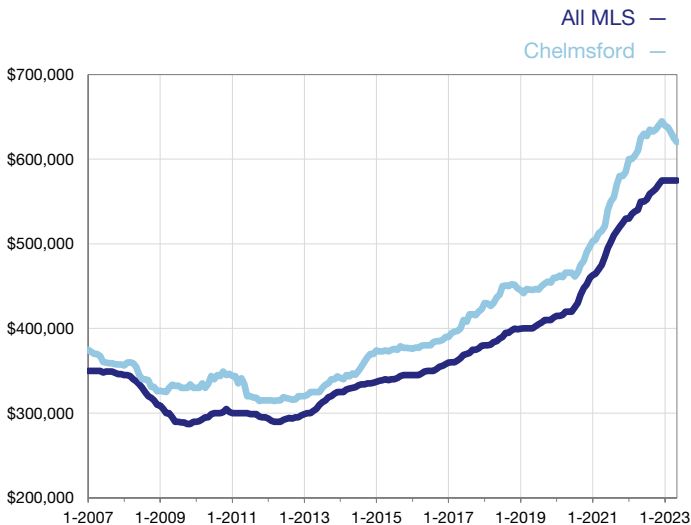
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	20	+ 5.3%	77	56	- 27.3%
Closed Sales	26	19	- 26.9%	66	52	- 21.2%
Median Sales Price*	\$425,852	\$440,000	+ 3.3%	\$420,852	\$433,950	+ 3.1%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	10	22	+ 120.0%	22	24	+ 9.1%
Percent of Original List Price Received*	105.0%	103.5%	- 1.4%	105.4%	101.4%	- 3.8%
New Listings	26	18	- 30.8%	95	65	- 31.6%

* 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

