

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	34	- 12.8%	155	95	- 38.7%
Closed Sales	44	21	- 52.3%	133	73	- 45.1%
Median Sales Price*	\$637,500	\$780,000	+ 22.4%	\$650,000	\$610,000	- 6.2%
Inventory of Homes for Sale	32	16	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	19	33	+ 73.7%
Percent of Original List Price Received*	107.0%	107.4%	+ 0.4%	106.8%	103.1%	- 3.5%
New Listings	47	37	- 21.3%	187	106	- 43.3%

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

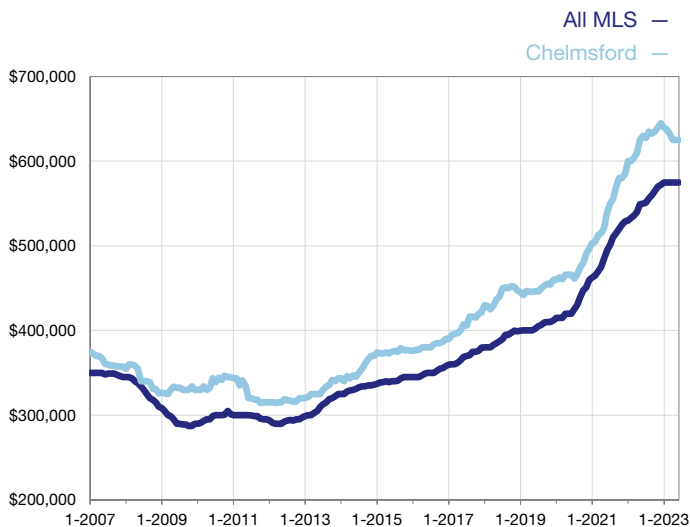
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	94	71	- 24.5%
Closed Sales	28	11	- 60.7%	94	63	- 33.0%
Median Sales Price*	\$463,750	\$455,000	- 1.9%	\$425,000	\$439,900	+ 3.5%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	19	22	+ 15.8%
Percent of Original List Price Received*	103.9%	105.3%	+ 1.3%	104.9%	102.1%	- 2.7%
New Listings	15	14	- 6.7%	110	79	- 28.2%

* 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

