

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	19	9	- 52.6%
Closed Sales	3	1	- 66.7%	17	7	- 58.8%
Median Sales Price*	\$610,000	\$334,000	- 45.2%	\$610,000	\$555,000	- 9.0%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--
Cumulative Days on Market Until Sale	13	74	+ 469.2%	33	39	+ 18.2%
Percent of Original List Price Received*	110.7%	85.9%	- 22.4%	103.9%	99.4%	- 4.3%
New Listings	5	2	- 60.0%	30	12	- 60.0%

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

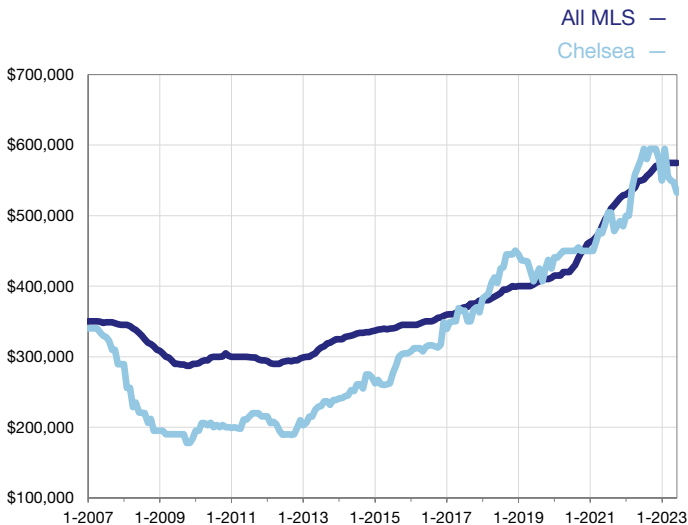
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	9	- 43.8%	80	47	- 41.3%
Closed Sales	16	9	- 43.8%	77	32	- 58.4%
Median Sales Price*	\$415,000	\$405,000	- 2.4%	\$417,500	\$432,000	+ 3.5%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	32	23	- 28.1%	37	30	- 18.9%
Percent of Original List Price Received*	101.0%	102.6%	+ 1.6%	100.9%	101.1%	+ 0.2%
New Listings	15	16	+ 6.7%	101	89	- 11.9%

* 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

