

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	24	- 11.1%	182	115	- 36.8%
Closed Sales	26	27	+ 3.8%	159	101	- 36.5%
Median Sales Price*	\$635,000	\$665,000	+ 4.7%	\$650,000	\$630,000	- 3.1%
Inventory of Homes for Sale	39	20	- 48.7%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	19	28	+ 47.4%
Percent of Original List Price Received*	104.1%	107.5%	+ 3.3%	106.3%	104.3%	- 1.9%
New Listings	37	26	- 29.7%	224	132	- 41.1%

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

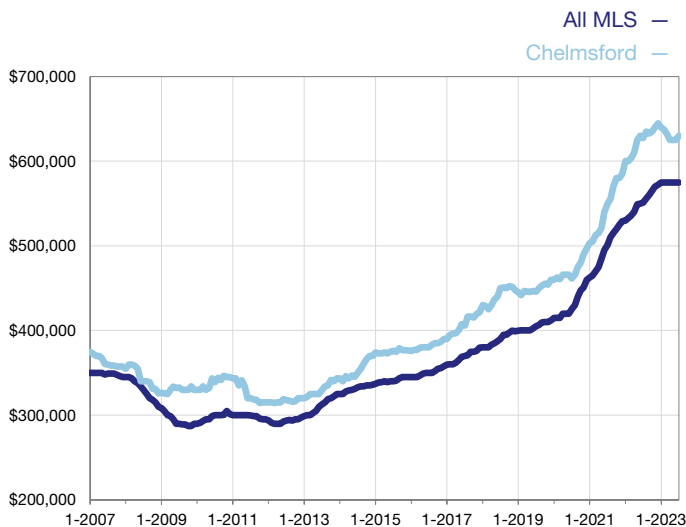
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	104	81	- 22.1%
Closed Sales	11	15	+ 36.4%	105	79	- 24.8%
Median Sales Price*	\$450,000	\$434,900	- 3.4%	\$429,900	\$435,000	+ 1.2%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	19	22	+ 15.8%
Percent of Original List Price Received*	102.0%	105.6%	+ 3.5%	104.6%	102.7%	- 1.8%
New Listings	10	9	- 10.0%	120	88	- 26.7%

* 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

