

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chester

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	2	2	0.0%	7	7	0.0%
Median Sales Price*	\$205,000	\$550,000	+ 168.3%	\$254,000	\$155,000	- 39.0%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	69	40	- 42.0%	57	81	+ 42.1%
Percent of Original List Price Received*	98.3%	95.7%	- 2.6%	96.1%	95.7%	- 0.4%
New Listings	2	3	+ 50.0%	10	6	- 40.0%

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

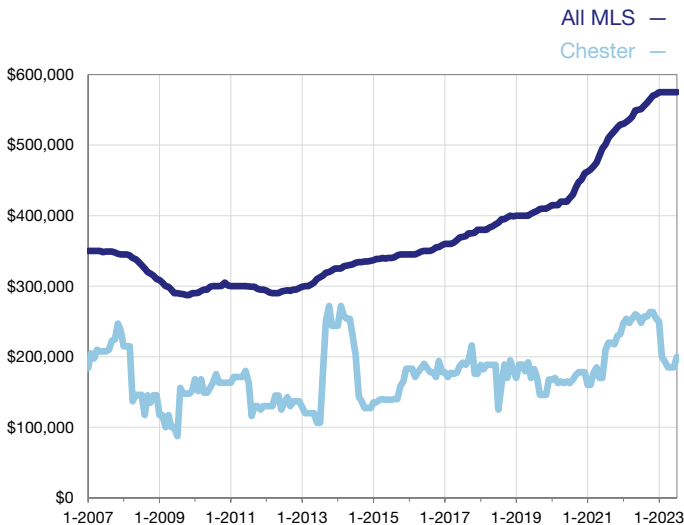
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	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

